

**\*\*\* AGENDA \*\*\***  
**CITY PLANNING COMMISSION**  
**J. MARTIN GRIESEL ROOM**  
**TWO CENTENNIAL PLAZA – SUITE 720**  
**805 CENTRAL AVENUE**

**June 2, 2017**  
**9:00 AM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MINUTES**     Consider the minutes of May 19, 2017. (page 2)

**CONSENT ITEM – LEGISLATIVE**

**ITEM 1**         A report and recommendation on the sale of two city-owned properties located at 1626 and 1628 Pleasant Street in Over-the-Rhine. (Porter) (page 8)

**CONSENT ITEMS – QUASI-JUDICIAL**

**Section 5 F.[G.] City Planning Commission Rules:** <http://tinyurl.com/CPCprocedures>

**ITEM 2**         A report and recommendation on a dedication of public right-of-way for public use by Vernon Manor Offices property located on Vernon Place in Avondale. (Gilmore) (page 10)

**ITEM 3**         A report and recommendation on a Dedication Plat along Madison Road in East Walnut Hills. (Weaver) (page 14)

**DISCUSSION ITEM – LEGISLATIVE**

**ITEM 4**         A report and recommendation on a six-month extension of Interim Development Control (IDC) Overlay District No. 80, Incline District Investment Area in East Price Hill. (Weaver) (page 17)

**ITEM 5**         A report and recommendation on Major Amendments to the Concept Plan for Planned Development #73 (PD-73) Madison Square in Madisonville. (Briggs) (page 36)

**DISCUSSION ITEMS – QUASI-JUDICIAL**

**Section 5 F.[G.] City Planning Commission Rules:** <http://tinyurl.com/CPCprocedures>

**ITEM 6**         A report and recommendation on a Subdivision Improvement Plan for the Lick Run Valley Conveyance System in South Fairmount. (Briggs) (page 63)

**DIRECTOR’S REPORT**

**ADJOURN**

## **PROCEEDINGS OF THE CITY PLANNING COMMISSION**

**May 19, 2017**

### **Regular Meeting**

A regular meeting of the City Planning Commission was held this day at 9 A.M. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Chair Daniel Driehaus, City Manager Harry Black, Councilmember Amy Murray, Mr. Byron Stallworth, and Ms. Anne Sesler. Mr. John Eby arrived to the meeting at 9:09 AM. Mr. vom Hofe was absent.

Also in attendance were: Mr. Marion Haynes, legal counsel, and Department of City Planning staff: Mr. Charles Graves, Mr. James Weaver, Mr. Alex Peppers, Mr. Steve Briggs, and Ms. Bonnie Holman.

Mr. Driehaus called the meeting to order and asked everyone to join in the Pledge of Allegiance.

#### **The Commission approved the prior meeting's minutes (May 5, 2017).**

Mr. Stallworth made the motion, which Ms. Murray seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

Mr. Driehaus stated that there was a letter from IlSCO Corporation regarding Item 2, and therefore requested that it be moved to the Discussion Agenda.

#### **The Commission approved moving Item 2 to the Legislative Discussion Agenda.**

Mr. Driehaus made the motion, which Mr. Black seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

### **Consent Agenda - Legislative**

**Item 1**, a report and recommendation on a sale and swap of city-owned property along Feemster Street and Columbia Parkway in Columbia Tuscolum. The Department of City Planning staff recommended approval.

#### **The Commission adopted staff's recommendations for Item 1 on the Legislative Consent Agenda.**

Ms. Murray made the motion, which Ms. Sesler seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Stallworth, and Mr. Driehaus.

Mr. Eby arrived to the meeting at 9:09 AM.

### **Discussion Agenda – Legislative**

Mr. James Weaver presented **Item 2**, a report and recommendation on a Record Plat for Sonoma Trails Subdivision in Madisonville. The Department of City Planning staff recommended approval.

Mr. Driehaus stated that in the letter from Ilsco Corporation it said they were concerned about possible flooding issues and removal of sidewalks.

Mr. David Wittekind, of In-Line Development Company, developer for the project, stated that they had gone through all City processes and received approvals and that they were not removing the sidewalks. He said they planned to build all of the houses above the flood plain.

Mr. Driehaus stated that Ilsco Corporation had been in their location for many years and the concerns raised in their letter from were important. He asked for an explanation of the Metropolitan Sewer District (MSD) process for the project.

Mr. David Lorei, of Abercrombie & Associates, Inc., engineer for the project, said that they met with MSD multiple times to discuss the issues. He said that they would have a water retention system and would not outlet any additional water than currently happened. He said the design met all regulations and had been approved.

Mr. Driehaus asked what the water retention plan would be during construction. Mr. Lorei responded that they had plans for erosion control and fences that would contain any water.

Mr. Stallworth asked what would happen if there was an overflow of the basin. Mr. Lorei responded that in the case of a 100 year flood event, for example, there would be a flood route and the spillway would be directed to existing basins. Mr. Black stated that there had been three 100 year flood events recently and he suggested possibly delaying a vote on the project until MSD and the Department of Buildings and Inspections were invited to the City Planning Commission. Ms. Murray expressed her concern that delaying the vote would not allow time for the project to get on the City Council calendar before summer recess. Mr. Weaver said that subdivision would not need to be presented to City Council.

Ms. Murray stated that she was comfortable that the project had received proper review and approvals. She said that Ilsco Corporation had constructed flood walls to prevent their property from flooding. Mr. Lorei reiterated that the sidewalks would not be removed. Ms. Murray added that in the letter from Ilsco Corporation concerns were raised regarding the constant truck traffic and noise.

Mr. Wittekind stated that he had been working on the project for three years and that a delay would negatively affect his construction schedule.

Ms. Virginia Andrews, Charloe Street resident, stated that since Ilsco Corporation had constructed their flood walls, her neighborhood had flooded numerous times. She said that recently the development project property was completely flooded. She said she was concerned that the new construction would cause increased flooding issues in her neighborhood.

Ms. Murray said that the project had been vetted by all pertinent City departments and received approvals. Mr. Weaver agreed that all approvals had been received prior to presenting to the City Planning Commission. Mr. Black said that he was comfortable that all approvals had been given.

Mr. Driehaus asked about the water retention during construction. Mr. Wittekind stated that a water management program was in place and that all homes would be built above the 100 year flood plain.

Ms. Murray suggested that MSD could give a report before City Council when the project moved forward.

Mr. Stallworth asked for the construction schedule. Mr. Wittekind responded that they hoped to have the homes constructed in four to five months.

**The Commission adopted staff's recommendations for Item 2 on the Legislative Discussion Agenda.**

Ms. Murray made the motion, which Ms. Sesler seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Eby, and Mr. Stallworth.

Nay: Mr. Driehaus.

Mr. Alex Peppers presented **Item 3**, a report and recommendation on a Notwithstanding Ordinance permitting certain off-site signs and outdoor advertising signs in the Downtown Development (DD) zoning district at 100 Joe Nuxhall Way located in the Central Business District. The Department of City Planning staff recommended approval. The Department of City Planning Staff recommended that the City Planning Commission take the following actions:

**DENY** the Notwithstanding Ordinance permitting certain off-site signs and outdoor advertising signs in the Downtown Development (DD) zoning district at 100 Joe Nuxhall Way located in the Central Business District under the finding that:

- 1) The Department of City Planning cannot support any Notwithstanding Ordinances for land use decisions because the ordinances do not comply with the zoning laws that the Department of City Planning is charged with developing and enforcing.

If the City Planning Commission decided to recommend approval of the Notwithstanding Ordinance permitting certain off-site signs and outdoor advertising signs in the Downtown Development (DD) zoning district at 100 Joe Nuxhall Way, the staff of the Department of City Planning recommended the following condition be included within the Notwithstanding Ordinance:

- 1) That the signage be only what was submitted by the Cincinnati Reds Hall of Fame and Museum for Dinsmore and portrayed in the attachments to this staff report dated May 19, 2017.

Mr. Phil Castellini, Chief Operating Officer at The Cincinnati Reds, LLC., stated that the Cincinnati Reds Hall of Fame and Museum was a non-profit organization which highlighted Cincinnati's rich baseball and sporting heritage and in order to remain a solvent entity, needed to generate sponsorship income and they looked to the local marketplace for that and found Dinsmore willing to take on title sponsorship. In return, the Cincinnati Reds would like to promote Dinsmore to the Cincinnati community through signage on the exterior of their structure. He respectfully requested that the City Planning Commission approve the Notwithstanding Ordinance.

Mr. Driehaus stated that he understood that the Department of City Planning could not support a Notwithstanding Ordinance.

Ms. Murray stated that she was working with the Law Department to create some sort of a stadium overlay district to support this type of request. Mr. Graves stated that the Department of City Planning was working on the Land Development Code for several years and would like to bring the entire signage chapter before the City Planning Commission by the end of the year, which would address those issues.

**The Commission approved the Notwithstanding Ordinance with the staff recommended condition for Item 3 on the Legislative Discussion Agenda.**

Mr. Driehaus made the motion, which Mr. Stallworth seconded.

Aye: Ms. Sesler, Ms. Murray, Mr. Driehaus, and Mr. Stallworth.

Abstain: Mr. Black and Mr. Eby.

Mr. Steve Briggs presented **Item 4**, a report and recommendation on a Final Development Plan Phase 1M for a Buffalo Wings and Rings located at 4615 Factory Colony Lane within Planned

Development #64 (PD-64) Oakley Station in Oakley. The Department of City Planning Staff recommended that the City Planning Commission take the following actions:

**REQUIRE** a covenant pursuant to §1429-15(d) to insure that the designated 80 parking spaces remain with the Buffalo Wings and Rings restaurant and;

**ADOPT** the Department of City Planning Findings for the Buffalo Wings and Rings restaurant within Planned Development #64 (PD-64) Oakley Station as described on page 4 of this report and;

**APPROVE** a Final Development Plan for a Buffalo Wings and Rings restaurant within Planned Development #64 (PD-64) Oakley Station.

Mr. Tom Davis, Director of Construction for Buffalo Wings and Rings, stated that their restaurants focused on food, flavor, sports, and dining and was family-friendly. He said they had several local stores and the Oakley Station restaurant would have 210 seats indoors and 30 seats outdoors.

Mr. Stallworth asked about inclusion for sub-contractors. Mr. Davis responded that he did not have the information but that companywide they had 38% minorities and 62% women employees.

Mr. Driehaus stated that there was a letter of support for the project from the Oakley Community Council. He asked Mr. Haynes to swear in Mr. Davis for his previous testimony since it was a quasi-judicial item.

**The Commission adopted staff's recommendations for Item 4 on the Quasi-Judicial Discussion Agenda.**

Mr. Black made the motion, which Mr. Stallworth seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Stallworth, Mr. Eby, and Mr. Driehaus.

### **Director's Report**

Mr. Graves stated that the City Council Neighborhoods Committee referred the text amendment ordinance regarding "Land Use Regulations," to limit "Food Market" uses in the CN-P, "Commercial Neighborhood-Pedestrian," zoning district to a maximum of 2,500 square feet without undergoing a public review process back to the City Planning Commission and to require that "Food Market" uses in the district be located within a mixed-use building. They requested that the Department of City Planning review other options. They also requested the extension of Interim Development Control (IDC) Overlay District #80 to allow extra time for the review. He said that the extension request would be on the June 2, 2017 City Planning Commission Agenda.

Mr. Haynes said that the City Council was concerned about other uses that could have size limitations. They also suggested a Price Hill only limitation.

Mr. Graves stated that he recently attended the American Planning Association National Conference in New York City. He said he moderated two sessions regarding office buildings of the future and the future of cities.

Mr. Graves said he received a letter from eight year old Ruby Hutchison regarding adding trees and flowers to buildings. He read the letter to the City Planning Commissioners. He said he would invite Miss Hutchison to a future meeting.

The meeting adjourned at 10:06 A.M.

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Charles C. Graves, III, Director  
Department of City Planning

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Daniel Driehaus, Chair  
City Planning Commission

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Honorable City Planning Commission  
Cincinnati, Ohio

June 2, 2017

**SUBJECT:** A report and recommendation on the sale of two city-owned properties located at 1626 and 1628 Pleasant Street in Over-the-Rhine.

**BACKGROUND AND ANALYSIS:**

1626 and 1628 Pleasant Street are currently vacant lots owned by the City that a developer (Christopher Rogers) wants to purchase in order to consolidate the lots and construct a four story, single-family home. These lots are located within a Residential Multi-Family (RM-1.2) zoning district. The developer has committed to commence construction no later than 6 months after the closing and to complete construction no later than 18 months following the actual on-site construction commencement date. The City has determined that these properties are not needed for municipal purposes, they are currently a financial liability, and it is in the best interest of the City to eliminate competitive bidding in connection with the City's sale of the properties.

**CONSISTENCY WITH PLANS:**

This sale of property is consistent with the Over-the-Rhine Comprehensive Plan (2002), specifically the goal to "Encourage and welcome new investment at all income levels of the housing market" (page 47).

The sale of property is also consistent with Plan Cincinnati (2012), specifically within the Live Initiative Area and the short-range Task to "Focus new construction of single-family dwellings on infill lots in existing residential areas, targeting neighborhoods where the greatest impact will be realized" (page 169). It is also consistent with the Compete Initiative Area and the Action Step to "Continue development of Existing Growth Opportunity Areas" (page 115). The sale is specifically connected to the mid-range Task that states, "Assemble vacant and underutilized properties within existing centers of activity and target them for reinvestment" (116).

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

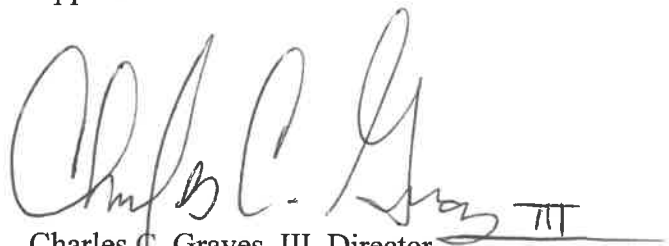
**APPROVE** the sale of two properties located at 1626 and 1628 Pleasant Street in Over-the-Rhine.

Respectfully submitted,



Molly Porter, Planning Intern  
Department of City Planning

Approved:



Charles C. Graves, III, Director  
Department of City Planning



Sale of 1626 and 1628 Pleasant Street in Over-the-Rhine



**CPC ITEM # 2**

**Honorable City Planning Commission  
Cincinnati, Ohio**

**June 2, 2017**

**SUBJECT:** A report and recommendation on a dedication of right-of-way for public use by Vernon Manor Offices property located on Vernon Place in Avondale.

**BACKGROUND AND ANALYSIS:**

On January 2, 2017, developers of the Vernon Manor garage and office building requested that the City allow them to construct a bus pull-off on Vernon Place in Avondale. The pull-off will contain 0.0252 acres and be constructed on the west side of the right-of-way, and will be donated to the City. The requested dedication is located in an Office General (OG) zoning district.

The Department of Transportation and Engineering (DOTE) has no objection to the request as long as the following three conditions are met. First, the petitioner must work with the Division of Transportation Planning to develop a final plan for the bus pull-off. The petitioner is also required to provide a legal description for the easement area that meets the standards of the Hamilton County Recorder's Office, and then approved by DOTE. Finally, the petitioner must acquire a DOTE street opening permit for all private improvements in the public right-of-way.

**CONSISTENCY WITH PLAN CINCINNATI:**

The dedication of right-of-way for public use on Vernon Place is consistent with *Plan Cincinnati* (2012), specifically with the Guiding Geographic Principle to "Link centers of activity with effective transportation for maximum accessibility" (page 92). It is also consistent within the Connect Initiative Area and the Goal to "Develop an efficient multi-modal transportation system that supports neighborhood livability" (page 129).

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

**APPROVE** the dedication of right-of-way for public use by Vernon Manor Offices property located on Vernon Place in Avondale.

Respectfully submitted,

Approved:



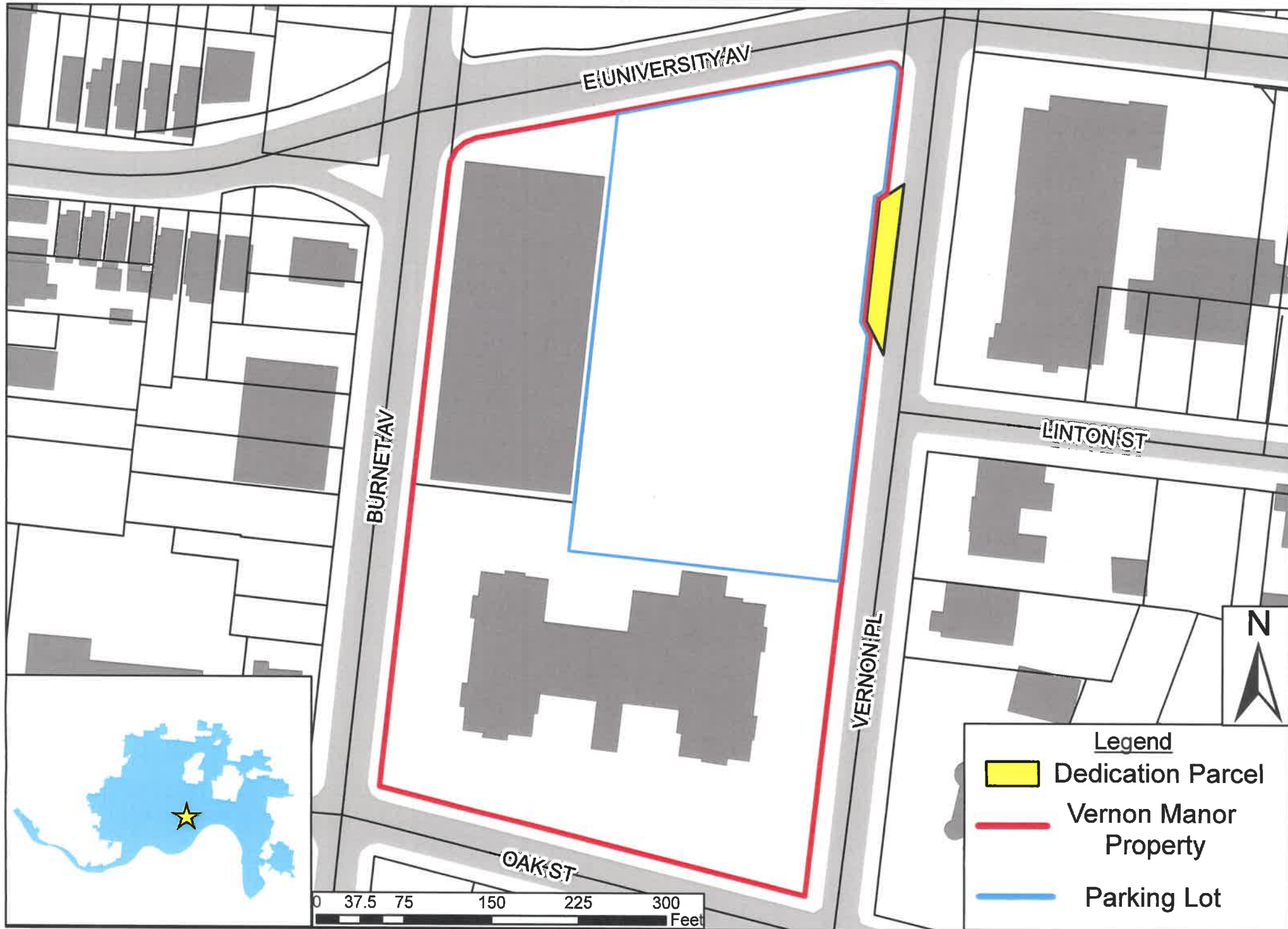
Chris Gilmore, Planning Intern  
Department of City Planning



Charles C. Graves, III, Director  
Department of City Planning



# **Dedication of ROW Along Vernon Place in Avondale**



# CLOSURE REMAINING TRACT ~ 2.2476 ACRES

North: 418402.5085' East: 140916.4757'

Segment #1 : Line  
Course: N43° 47' 01"W Length: 235.67'  
North: 418402.5085' East: 140916.4757'

Segment #2 : Line  
Course: N00° 13' 00"E Length: 42.86'  
North: 410470.6890' East: 140086.6391'

Segment #3 : Line  
Course: N08° 13' 00"E Length: 336.74'  
North: 410007.4990' East: 1401025.3359'

Segment #4 : Line  
Course: N78° 27' 00"E Length: 235.61'  
North: 418402.5085' East: 140916.4757'

Segment #5 : Curve  
Length: 9.86' Radius: 10.00'  
Delta: 053° 35' 27" Tangent: 5.00'  
Chord: 9.01' Course: S70° 40' 18"E  
Course In: S10° 32' 01"E Course Out: N43° 01' 26"E  
RP North: 418402.7134' East: 1401296.9957'  
EPI North: 418402.8244' East: 1401292.6219'

Segment #6 : Curve  
Length: 9.86' Radius: 10.00'  
Delta: 053° 35' 27" Tangent: 5.00'  
Chord: 9.01' Course: S70° 40' 18"E  
Course In: S10° 32' 01"E Course Out: N43° 01' 26"E  
RP North: 418402.7134' East: 1401296.9957'  
EPI North: 418402.8244' East: 1401292.6219'

Segment #7 : Line  
Course: S08° 30' 00"W Length: 75.54'  
North: 418784.6287' East: 1401250.2581'

Segment #8 : Line  
Course: S05° 30' 00"W Length: 12.19'  
North: 418787.6385' East: 1401253.2102'

Segment #9 : Line  
Course: S08° 30' 00"W Length: 111.22'  
North: 418497.1907' East: 1401237.4560'

Segment #10 : Line  
Course: S42° 16' 01"E Length: 12.31'  
North: 418638.1196' East: 1401246.8733'

Segment #11 : Line  
Course: S06° 35' 00"W Length: 237.16'  
North: 418402.5085' East: 1401218.4710'

Perimeter: 1320.34' Area: 87005.31 Sq. Ft. 2.2476 Acres  
Error Closure: 0.0086' Course: S42° 34' 13"W  
Error North: -0.00463' East: -0.00470'  
Precision: 1:106948.48

CITY OF CINCINNATI  
O.R.13081, PG. 294  
091-0001-0140  
1.0097 ACRES

2.2476 ACRES  
REMAINING

UNIVERSITY AVENUE  
R/W=60'

VERNON PLACE  
R/W=60'

ARBIGUST GARDEN SUBDIVISION  
PLAT BOOK 2, PAGE 45

VERNON MANOR OFFICES II, LLC  
O.R.13009, PG. 2922  
TRACT I  
091-0001-0138  
2.2297 ACRES

OWNER  
VERNON MANOR OFFICES II, LLC  
302 W. THIRD STREET  
SUITE 800  
CINCINNATI, OH 45202

DEED REFERENCE  
PROPERTY CONVEYED TO VERNON MANOR OFFICES II, LLC  
QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK  
13081, PAGE 292 OF THE RECORDS OF THE OFFICE OF  
HAMILTON COUNTY, OHIO.

BEARING BASE  
BEARINGS ARE BASED ON A BOUNDARY SURVEY & DIVISION  
BY KLEINGIS & ASSOCIATES IN JUNE, 2010 WHICH IS  
BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE, NAD83.

NOTES  
1. GENERALLY, OCCUPATION LINES FOLLOW PROPERTY  
LINES.  
2. MONUMENTATION FOUND IS IN GOOD CONDITION.

DOCUMENTATION USED  
1. ARBIGUST GARDEN SUBDIVISION, P.B. 2, PG. 45  
2. CONSOLIDATION PLAT, BAYER & BECKER, P.B. 425, PG. 31  
3. BOUNDARY SURVEY & DIVISION, KLEINGIS, 6-29-2010.  
4. DEEDS AS NOTED HEREON.  
5. SURVEY PLAT BY ISI GROUP DATED 11-25-15

LEGEND  
① 5/8" ON 30" REBAR SET WITH PLASTIC  
CAP INSURED WITH 5-10" DIT  
X MAZ NAIL SET  
X CROSS CUT IN CONCRETE  
● IRON PIN FOUND AS NOTED  
● IRON PIPE FOUND AS NOTED  
X CROSS CUT IN CONCRETE FOUND

## DEDICATION PLAT OF 0.0252 ACRES

AUDITOR'S PARCEL NO. 091-0001-0140  
SECTION 8, TOWN 3, FRACTIONAL RANGE 2,  
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO



VICINITY MAP N.T.S.



GRAPHIC SCALE  
30 15 0  
(IN FEET)  
1 inch = 30 ft.



DEFENDING THE CITIES  
OF OHIO  
33 Triangle Park Drive, Suite 2300  
Cincinnati, OH 45269  
Contact: Patrick Ryan  
313-465-0145 ext. 203  
Fax: 313-465-0243  
www.dtcindy.com

### DEDICATION FOR PUBLIC USE AND ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, AS ALL OF THE RECORD OWNERS AND LIEN  
HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ASSENT TO  
AND ADOPT THE ACCOMPANYING PLAT OF DEDICATION FOR VERNON  
PLACE AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN  
ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED,  
THE STREET AND ROADWAY AS SHOWN ON SAID PLAT, AND DECLARED  
THE SAME TO BE FREE AND UNENCUMBERED.

PUBLIC EASEMENTS AS SHOWN HEREON ARE RESERVED FOR PUBLIC  
USE FOREVER AS PUBLIC FACILITIES FOR PURPOSES OF INGRESS AND  
EGRESS, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR,  
REPLACEMENT AND/OR REMOVAL OF PUBLIC UTILITIES AND ACCESS  
DURING TIMES OF SUCH CONSTRUCTION AND FOR THE EXPRESS  
PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTION  
TO THE FREE USE OF SAID STREETS, RIGHTS OF WAY, AND PUBLIC  
UTILITIES WHICH ARE TO BE MAINTAINED AS SUCH FOREVER.

VERNON MANOR OFFICES II, LLC - AGENT

STATE OF OHIO, COUNTY OF HAMILTON, S.S.

BE IT REMEMBERED THAT ON THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND  
STATE, PERSONALLY CAME \_\_\_\_\_

AND  
ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE  
THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN  
MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME  
AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST  
FORESAID.

NOTARY PUBLIC

CITY OF CINCINNATI PLANNING COMMISSION

APPROVED BY: \_\_\_\_\_  
CHARLES C. GRAVES, III  
DIRECTOR, DEPARTMENT OF CITY PLANNING AND BUILDINGS

CITY OF CINCINNATI DEPARTMENT OF TRANSPORTATION AND ENGINEERING

THIS PLAT RECOMMENDED FOR APPROVAL

CITY ENGINEER

DATE

### SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEY UPON WHICH IT IS BASED AND THAT  
BOTH HERE AND THEREBY MY SUPERIOR IN ACCORDANCE WITH SAID REVERED CODE CHAPTER 711,  
CHAPTER 4233-27 OF THE OHIO ADMINISTRATIVE CODE, AND HAMILTON COUNTY OHIO'S "TOWNSHIPS AND  
CONGRESSIONAL DISTRICTS" AS IN EFFECT ON THE DATE. I FURTHER CERTIFY THAT ALL MONUMENTS  
SHOWN ON THIS PLAT ARE SET AND THAT THEIR LOCATION, TYPE, AND SIZE ARE CORRECTLY SHOWN AND  
DESCRIBED.

*Patrick S. Ryan*  
PATRICK S. RYAN, S.S. 1981

5.9.17



STATE OF OHIO  
PATRICK S. RYAN  
5-7-18  
NOTARY PUBLIC

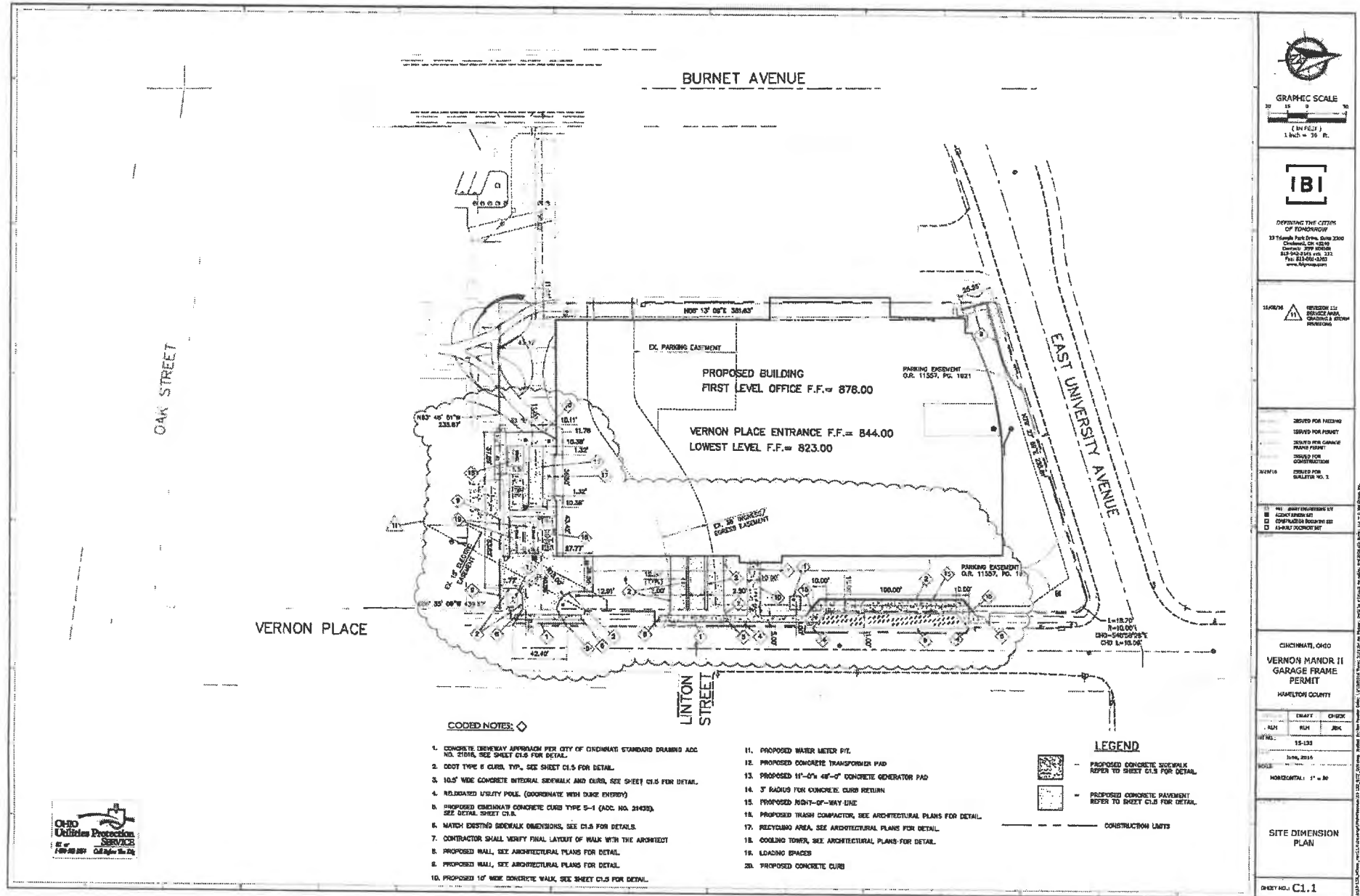
FIELD DRAFT CHECK  
TS NR PF

IN NO. 15-133

DATE: MAY 2017

SCALE: 1"=30'

SHEET NO. 1/1



**CPC ITEM # 3**

**Honorable City Planning Commission  
Cincinnati, Ohio**

**June 2, 2017**

**SUBJECT:**

A report and recommendation on a Dedication Plat along Madison Road in East Walnut Hills.

**BACKGROUND:**

The Dedication Plat consisting of 0.0088 acres was prepared by CT Consultants. The property is currently owned by Debra Chavez. The Dedication Plat has been reviewed and approved by all reviewing agencies.

The proposed Dedication Plat is located on the south side of Madison Road just west of Baker Place. The property is zoned Single Family, 10,000 square foot lot minimum (SF-10). The purpose of the Dedication Plat is to place the entire sidewalk within the public right-of-way.

**CONSISTENCY WITH PLAN CINCINNATI:**

The proposed development of the property is consistent with Plan Cincinnati. The proposed Dedication fulfills one of the strategies of the Connect Initiative Area, which is to "Plan, design and implement a safe and sustainable transportation system." The sidewalk is slightly wider, which is safer.

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

**APPROVE** the Dedication Plat along Madison Road in East Walnut Hills for the reasons that the plans conform to the subdivision regulations and comply with the requirements of all reviewing agencies.

Respectfully submitted:

Approved:



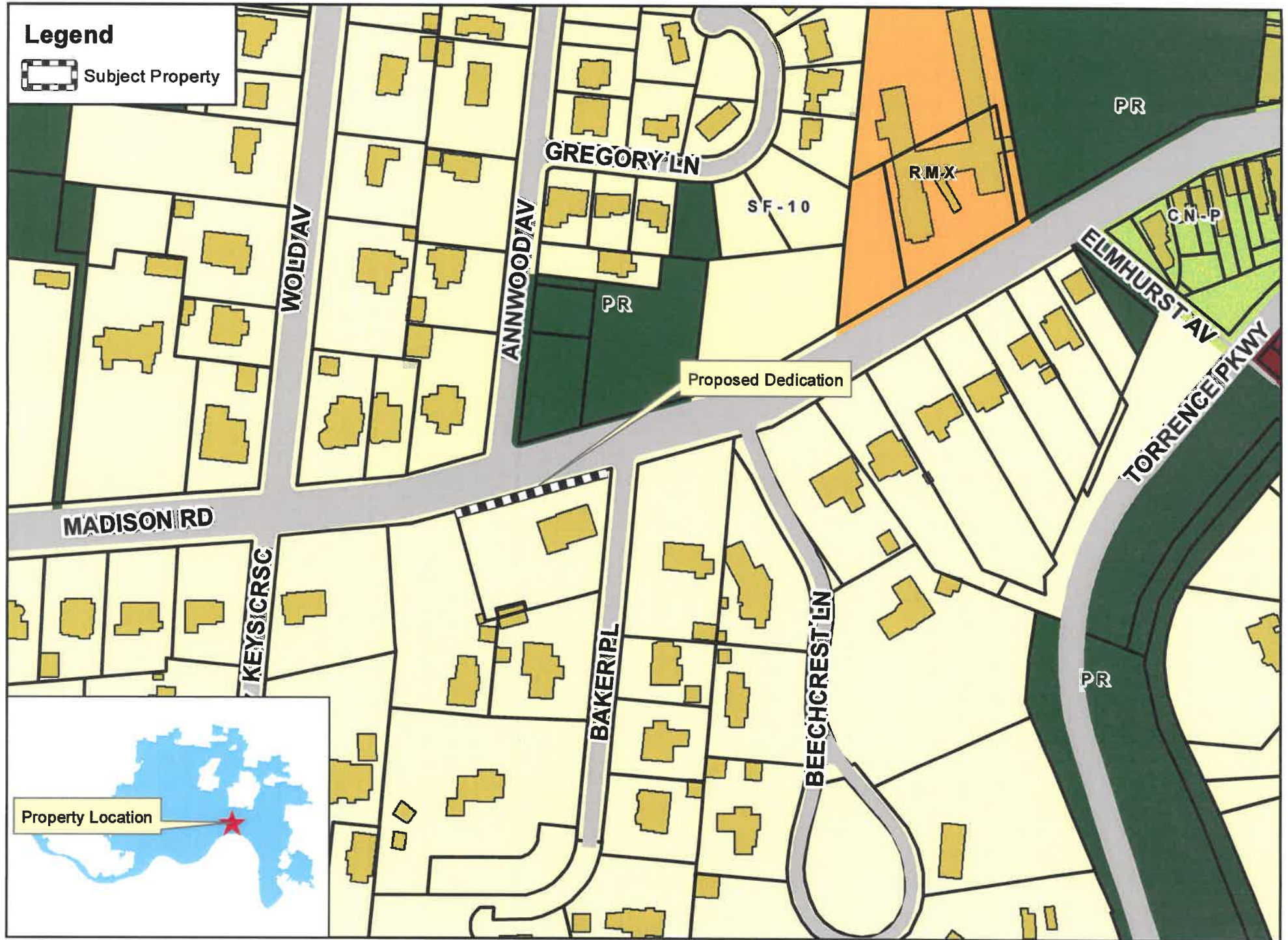
James Weaver, AICP  
Senior City Planner



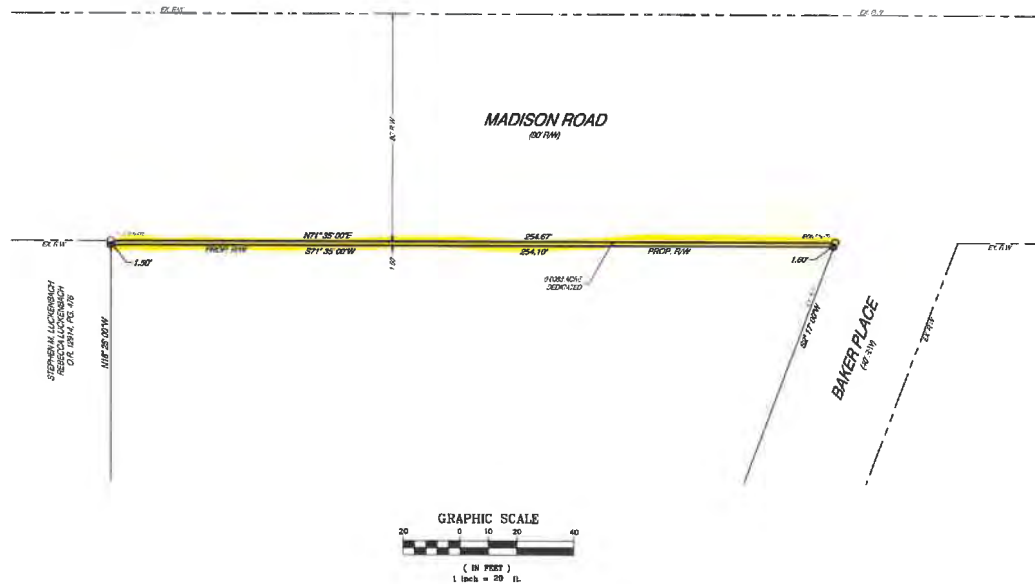
Charles C. Graves III  
Director, Department City Planning



# Dedication Plat: Madison Road



DEEDS, NOTICES AND RECORDS ARE BASED ON THE  
ASSUMPTION THAT THE PROPERTY IS THE SAME AS  
THE LAND OF MADISON ROAD, LOT 2, MAP 20, PG. 20



# DEDICATION PLAT MADISON ROAD

STATED BY  
SECTION 2, TOWN 3, FRACTIONAL RANGE 2  
MIAMI PURCHASE  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO  
AUGUST 2016



## DEED REFERENCE

SITUATED IN THE CITY OF CINCINNATI, SECTION 2, TOWN 3, FRACTIONAL RANGE 2 OF THE MIAMI PURCHASE, HAMILTON COUNTY, OHIO, BEING THE SAME PROPERTY AS CONVEYED TO DEBRA KATZ CHAVEZ AND DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORD 10867, PAGE 224 AND OFFICIAL RECORD 10867, PAGE 231, HAMILTON COUNTY, OHIO.

NO PART OF ANY DRIVEWAY OR DRIVEWAY APPROACH WITHIN THE ROADWAY RIGHT OF WAY SHALL BE INSTALLED CLOSER THAN 5 FEET TO ANY RAIL, UTILITY POLE, STREET LIGHT POLE, TRAFFIC CONTROL DEVICE, GUY WIRE ANCHOR OR FIRE HYDRANT.

## OWNER'S CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND BENEFICIARIES OF THE LANDS HEREIN DESCRIBED, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE MADISON ROAD AS SHOWN HEREON FOR PUBLIC USE FOR STREET PURPOSES FOREVER.

WE, THE UNDERSIGNED, DO HEREBY CONFIRM AND ADOPT THIS PLAT OF LANDS. WE ALSO GUARANTEE THE PERMANENCE OF ALL DATES AND ASSESSMENTS THAT ARE A LIE ON SAID PROPERTY ON THE DATE OF ACCEPTANCE.

WITNESS:

OWNER: DEBRA KATZ CHAVEZ

SIGNATURE:

## NOTARY CERTIFICATION

STATE OF OHIO, COUNTY OF \_\_\_\_\_ S.S.

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DEBRA KATZ CHAVEZ, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE SAID.

PRINTED NAME  
NOTARY PUBLIC  
STATE OF OHIO

MY COMMISSION EXPIRES \_\_\_\_\_

## EXISTING ZONING

EXISTING ZONING IS SF-20

## OWNER AND DEVELOPER

DEBRA KATZ CHAVEZ  
2701 BAKER PLACE  
CINCINNATI, OHIO 45209  
OFFICIAL RECORD 10867, PAGE 224  
OFFICIAL RECORD 10867, PAGE 231

## ACREAGE TABLE

ORIGINAL	0.8906 ACRE
LOT 1	0.8878 ACRE
R/W MADISON ROAD	0.0088 ACRE
TOTAL	0.8966 ACRE

## CITY OF CINCINNATI PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CINCINNATI AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

APPROVED BY:

CHARLES C. GRAVES, III  
DIRECTOR, DEPARTMENT OF CITY PLANNING

## CITY OF CINCINNATI DEPARTMENT OF TRANSPORTATION AND ENGINEERING

THIS PLAT IS RECOMMENDED FOR APPROVAL.

CITY ENGINEER

DATE

## SURVEYOR'S CERTIFICATION

I CERTIFY THAT THE PLAT ACCURATELY REPRESENTS THE SURVEY UPON WHICH IT IS BASED AND THAT THE SAME HAS BEEN UNDER MY SUPERVISION IN ACCORDANCE WITH OHIO REVISED CODE CHAPTER 711, CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE AND HAMILTON COUNTY OHIO'S TRANSFER AND CONVEYANCE STANDARDS, ALL IN EFFECT ON THIS DATE. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN HEREON AS FOUND ARE IN AN UPRIGHT AND USABLE CONDITION AND THOSE SHOWN AS SET WILL BE SET AS SHOWN.

CT CONSULTANTS, INC.

DAVID HILSMAYER  
REGISTERED PROFESSIONAL SURVEYOR  
# 8546 IN THE STATE OF OHIO

DATE

SCALE 1"=20'  
DATE AUGUST 2016  
REVISION  
FILE GG-5



**CT Consultants**  
engineers|architects|planners  
11750 Kessel Road Cincinnati, OH 45240  
Phone: 513.791.1700 Fax: 513.791.1708 www.ctconsultants.com

JCB 160498  
EXT 10107  
OH  
REVIEWED BY FTWE  
1 OF 1



June 2, 2017

**Honorable City Planning Commission  
Cincinnati, Ohio**

**SUBJECT:**

A report and recommendation on a six-month extension of Interim Development Control (IDC) Overlay District No. 80, Incline District Investment Area in East Price Hill.

**BACKGROUND**

On May 16, 2016, City Planning staff received an email from Mayor John Cranley's Office requesting a zoning study of the properties generally bound by Warsaw Avenue to the north, Mt. Hope Avenue to the east, West 8<sup>th</sup> Street to the south, and Elberon Avenue to the west. These properties are within the Incline District. The email requests for a zoning study to ensure that healthy development is maximized while protecting the city's investments and for an Interim Development Control (IDC) Overlay District to be created during the study time period. This is due to concerns that land speculators have begun to acquire small parcels and potentially threaten land uses that threaten the redevelopment efforts. On May 17, 2016, the City Manager confirmed the request for City Planning Staff to forward the request for creating an Interim Development Control District for the requested area to the City Planning Commission.

The subject area for the IDC contains 236 parcels consisting of 121 property owners. The properties are currently zoned Commercial Community – Mixed (CC-M), Commercial Neighborhood – Pedestrian (CN-P), Residential Mixed 1-3 Family (RMX), Single-Family (SF-4 and SF-2), Multi-Family (RM-1.2, and RM-0.7), Planned Development – 53 (PD-53), and Parks and Recreation (PR).

Pursuant to Section 1431-01 of the Cincinnati Zoning Code, the purpose of the Interim Development Control (IDC) Overlay District is to temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures (see Exhibit C) in areas where potential development could be detrimental or have adverse impacts on the implementation of approved amendments to the Cincinnati Zoning Code, approved or adopted plans, or current planning, land use or zoning studies.

On June 3, 2016, the City Planning Commission recommended approval of the IDC to City Council and recommended that the Department of City Planning conduct a zoning study in the area.

On June 15, 2016, Cincinnati City Council established IDC No. 80 by emergency ordinance for a period of three months, expiring on September 15, 2016. Pursuant to Section 1431-11 of the Cincinnati Zoning Code, City Council may extend an IDC Overlay Districts established pursuant to Section 1431-09 for nine additional months if notice has been given and a public hearing held in accordance with Section 111-1, Hearings on Zoning Amendments, of the Municipal Code and on finding that:

- (a) Ongoing Study. The City Planning Commission is studying proposed Cincinnati Zoning Code or map amendments that would affect the area within the IDC District;
- (b) Study Completion. The study is not yet completed, but may reasonably be expected to be completed and Cincinnati Zoning Code amendments enacted within the year; and
- (c) Inconsistent Uses. There is a prospect of changes in use, construction of new structures or alteration or demolition of existing structures that would be inconsistent with preliminary objectives or findings for the area approved by the City Planning Commission

On August 3, 2016, City Council extended IDC No. 80 for nine months, expiring on June 15, 2017. During this time, staff worked on text amendments to the CN-P zoning district. The main focus of the zoning study was to determine the appropriate uses permitted in the CN-P zoning district. The current definition of food market also includes convenience markets, which were a concern for the East Price Hill neighborhood. During the zoning study, it was determined that the main issue was that generally speaking, no building in the CN-P should be 15,000 square feet, which is the current maximum size for a food market. The CN-P zoning district is the lowest intensity commercial district in the City of Cincinnati, and is generally located on secondary streets and not major arterials where a 15,000 square food market would typically locate.

During the zoning study, there was significant support to update the CN-P use regulations to make them more like the use regulations found in the proposed Pedestrian Mixed-Use (PX) zoning district, which is a zoning district that is part of the City's Draft Land Development Code (LDC). In this zoning district, individual tenant footprints are limited to 5,000 square feet and convenience stores (currently under the definition of food markets) are limited to 2,500 square feet and must be part of a larger mixed use building. If an applicant wishes to stray from these regulations, they would need to apply for a variance through the Zoning Hearing Examiner, which is a public process in which surrounding property owners and neighborhood leadership are notified and given the opportunity to weigh in on the proposal.

At the zoning study public staff conference held on November 9, 2016, City Planning Staff laid out four potential options to address the issue of convenience stores:

1. Change the zoning south of Price Avenue from Hawthorne Avenue to Mt. Hope Avenue to residential (this would only affect area of zone change).
2. Create an Urban Design Overlay District for this area (this would only affect area of Urban Design Overlay District).
3. Break out definitions for convenience stores and make that use Conditional in CN-P as a text amendment to the Zoning Code (this would affect every commercial zoning district in the City).
4. Make text amendments to make CN-P more like PX, which is a proposed zone in the City's Draft Land Development Code (this would affect every CN-P zoning district in the City).

The outcome of this zoning study was to amend §1409-07: Use Regulations – Commercial Subdistricts. This amendment would have limited “food markets” in the CN-P to 2,500 square feet as part of a mixed-use building, with more space requiring conditional use approval.

Staff presented this proposal to the City Planning Commission on March 17, 2017, which was approved with a vote of 5-1. However, when staff presented this proposal to the Neighborhoods Committee of City Council on May 15, 2017, there were concerns from citizens outside of East Price Hill worried this approach was too “broad brush” and that it could potentially affect future grocery stores and food co-ops attempting to locate in CN-P zoning districts. The Clifton Market is currently the only large-scale (~23,000 square feet) grocery store located within the CN-P zoning district.

The Neighborhoods Committee asked the City Planning Commission to reconsider the results of the zoning study. Staff was asked to consider option 3 above, which gives convenience stores its own definition and limits them to 2,500 square feet as part of a mixed-use building instead of lumping them into the definition of “food markets”. This is similar to what was proposed and is consistent with the language in the Draft Land Development Code, which was thoroughly vetted to every neighborhood during the second draft review process in 2014. The Neighborhoods Committee also recommended extending IDC No. 80 to allow City Planning staff time to complete the zoning study. The East Price

Hill Improvement Association (EPHIA) is supportive of the IDC extension. Staff has also received several letters stating support for extending the IDC.

Planning staff sent notice to all 122 affected property owners and the East Price Hill Improvement Association of the proposed extension on Friday, May 19<sup>th</sup>, 2017.

To address the request from the Neighborhoods Committee that staff revisit the zoning study, a public staff conference has been scheduled for Thursday, June 8<sup>th</sup>, 2017 to confirm that the proposed text amendments are agreed upon by the community. Notice of the public staff conference was sent out on May 24<sup>th</sup>, 2017 to those involved with this IDC as well as to every Community Council to obtain the feedback necessary to go forward.

### **ANALYSIS**

Cincinnati City Council asked City Planning staff to extend the IDC. There is also concern from the East Price Hill neighborhood that the proposed food market (convenience store) at 2801 Price Avenue could resubmit permits with their original design if the IDC has expired before the proposed text amendments are put in place. In response to this, staff has received a letter dated May 23<sup>rd</sup>, 2017 from Matthew Shad, the Zoning Administrator ensuring City Planning Staff that the food market must be built in the manner that the City Planning Commission approved on January 20<sup>th</sup>, 2017 (see attached). The effective period of this approval is at least two years from date of approval. Only after two years could the owner of 2801 Price Avenue submit a new plan that is different from the one that the City Planning Commission approved.

Staff has completed the work for the additional zoning recommendations as recommended by City Council, but needs community feedback from the June 8<sup>th</sup> public staff conference since any changes to the CN-P will affect multiple neighborhoods. Due to notification requirements, the results of the zoning study will not be able to take effect until after June 15<sup>th</sup>, 2017, the date the IDC is set to expire. Staff expects to have the updated text amendments completed and in place by the end of 2017, long before the two year approval period mandated by the Zoning Administrator for 2801 Price Avenue is up.

Besides the food market at 2801 Price Avenue, the other permits that have been reviewed and approved were for a retaining wall at 2807 Price Avenue, an outdoor patio at 3105 Price Avenue, a demolition of an apartment building at 902 Mt. Hope Avenue, a retaining wall at 3100 Warsaw Avenue, and an expansion of an existing business at 3106 Price Avenue.

### **CONSISTENCY WITH PLANS**

The Incline Business District Master Plan (2012), approved by Ordinance 51-2012 of Cincinnati City Council on February 29, 2012, recommends to “create an environment for mixed use development opportunities that is inclusive with commercial businesses and housing, is recommended the existing RMX residential zone be changed to a CN-P (Commercial Neighborhood – Pedestrian) commercial zone, from Hawthorne Avenue proceeding east on Price Ave to Mt. Hope Ave. and then from Price Avenue proceeding south to West Eighth St.” (page 24). The zoning in this area was officially changed to CN-P on November 21, 2012 as Ordinance 440-2012 to satisfy this recommendation.

The Future Land Use Map of the Price Hill Plan (2015), approved as Resolution 35-2015 of Cincinnati City Council on April 22, 2015, shows most of this area as being “mixed-use” with a “development opportunity cluster” along Warsaw Avenue between Grand Avenue and Considine Avenue (page 16).

Plan Cincinnati (2012) does not address the particular concerns about zoning in IDC No. 80, Incline District Investment Area in East Price Hill.


**RECOMMENDATION**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

**RECOMMEND** that City Council extend Interim Development Control (IDC) Overlay District No. 80, Incline District Investment Area in East Price Hill, for an additional six months until December 15, 2017 finding that:

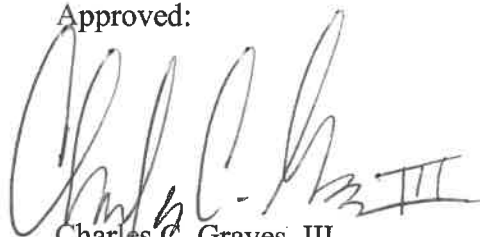
- a) The study of the proposed amendment to the Cincinnati Zoning Code and/or map that would affect the allowable land uses within Interim Development Control District (IDC) No. 80, Incline District Investment Area in East Price Hill, is on-going and;
- b) The City Planning Commission has not yet completed the consideration of the proposed text amendment that would affect allowable land uses within Interim Development Control District (IDC) No. 80, Incline District Investment Area in East Price Hill; and
- c) There is a prospect of new construction, demolition of existing structures, exterior alterations or additions to existing structures and changes in use that would be inconsistent with preliminary objectives or findings for the area approved by the City Planning Commission.

Respectfully Submitted,



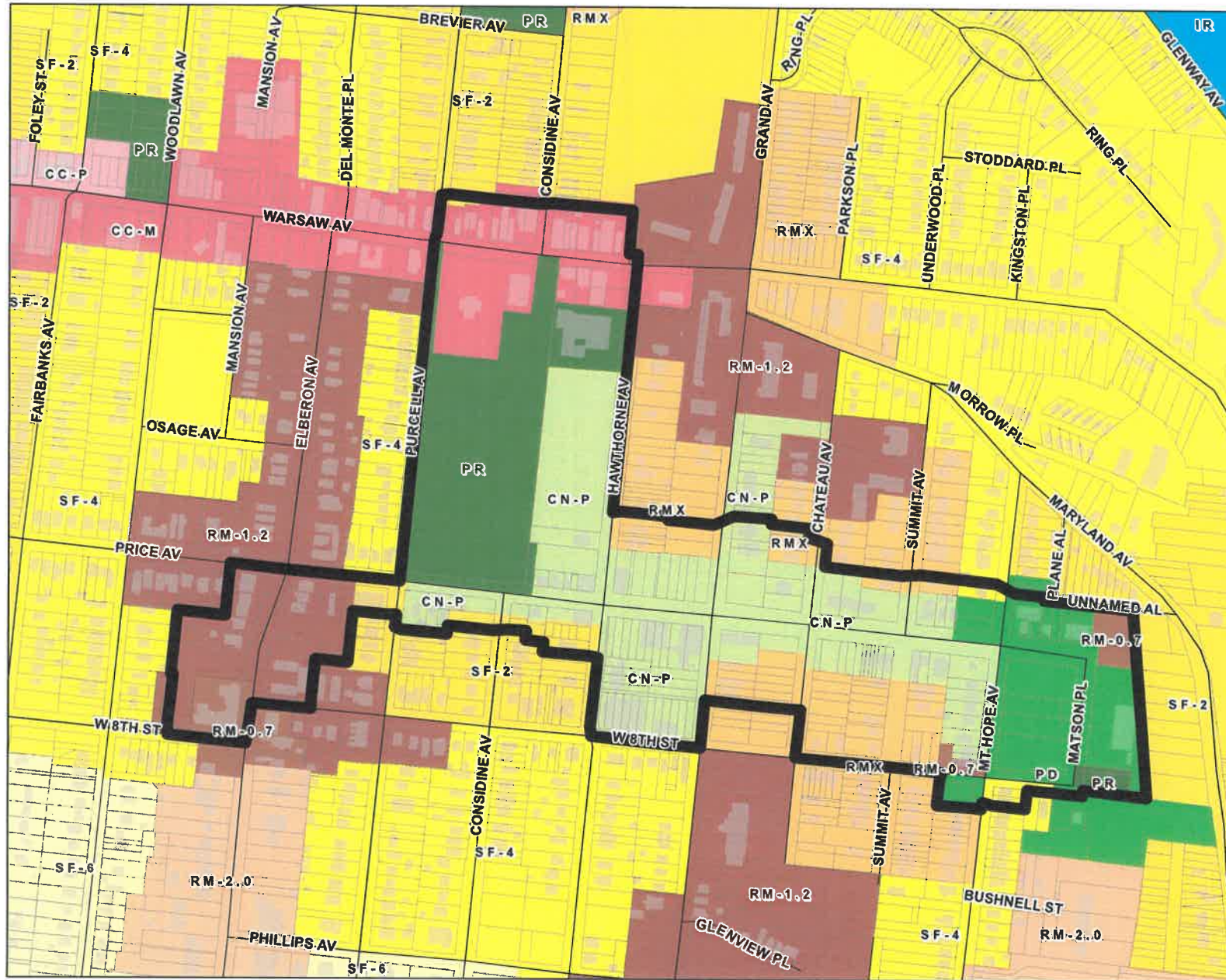
James Weaver, AICP,  
Senior City Planner, Dept. of City Planning

Approved:



Charles C. Graves, III,  
Director, Dept. of City Planning



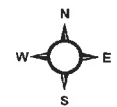


# EXHIBIT A

## Incline District Investment Area Interim Development Control District (IDC)

*Parcels within  
Incline District  
Investment Area*

- Legend**
- IDC Boundary
  - Parcels
  - Streets
  - Railroads
  - Buildings



0 100 200 400 Feet

Prepared by: Department of City Planning  
May, 2016

**EXHIBIT B**

The boundary is the same boundary as the East Price Hill Incline Entertainment District, beginning at the intersection of the street centerlines of Price Avenue and Purcell Avenue, the Point of Beginning, thence north ~1075 feet along the centerline of Purcell Avenue to the intersection with the centerline of Warsaw Avenue, thence east ~639 feet along Warsaw Avenue, including all parcels fronting the north side of Warsaw Avenue, thence south ~677 feet along the centerline of Hawthorne Avenue, thence generally east ~1,653 feet to the northeast corner of Hamilton County Auditor's parcel 175-15-149, thence south ~592 feet, thence generally west ~1,109 feet to the centerline of Chateau Avenue, thence north along the centerline of Chateau Avenue ~153 feet, thence west ~300 feet to the centerline of Grand Avenue, thence south ~153 feet to the centerline of West 8<sup>th</sup> Street, thence west ~345 feet along the centerline of West 8<sup>th</sup> Street to the intersection with the centerline of Hawthorne Avenue, thence north ~248 feet along the centerline of Hawthorne Avenue, thence west ~779 feet, thence generally southwest ~533 feet, thence west ~246 feet, thence north ~583 feet to the centerline of Price Avenue, thence east ~532 feet along the centerline of Price Avenue to the intersection with the centerline of Purcell Avenue, the Point of Beginning, containing ~50 acres.

## **EXHIBIT C**

### **Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 80, Incline District Investment Area in East Price Hill and Designation of Administrative Reviewer**

#### **Section I. Applications Subject to Review:**

1. Building permits for new construction, demolition of existing structures, exterior alterations or additions to existing structures and changes in use.
2. Building permits for site improvements.
3. Permits for the construction or reconstruction of streets or curb cuts.
4. Excavation and fill permits.

#### **Section II. Designated Administrative Reviewer:**

Council designates the Department of City Planning and Buildings as the staff reviewing authority for Interim Development Control Overlay District 80, Incline District Investment Area in East Price Hill.

#### **Section III. Application Review Guidelines:**

In addition to any other necessary reviews and approvals as required by the Cincinnati Zoning Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application's failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Zoning*. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
- b) *Guidelines*. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
- c) *Plans*. The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

- d) *Traffic*. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
- e) *Buffering*. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
- f) *Landscaping*. Landscaping meets the requirements of the Cincinnati Zoning Code.
- g) *Hours of Operation*. Operating hours are compatible with adjacent land uses.
- h) *Neighborhood Compatibility*. The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
- i) *Proposed Zoning Amendments*. The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) *Adverse Effects*. Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
- k) *Blight*. The elimination or avoidance of blight.
- l) *Economic Benefits*. The promotion of the Cincinnati economy.
- m) *Job Creation*. The creation of jobs both permanently and during construction.
- n) *Tax Valuation*. Any increase in the real property tax duplicate.
- o) *Private Benefits*. The economic and other private benefits to the owner or applicant.
- p) *Public Benefits*. The public peace, health, safety or general welfare.



May 23, 2017

FOR YOUR INFORMATION

To: Katherine Keough Jurs, Supervising City Planner  
From: Matthew Shad, Zoning Administrator  
Subject: 2801 Price Avenue – Continuing Administration of the Permit

---

A question has been raised concerning the administration of the permit 2016P10011 at 2801 Price Avenue as it pertains to the Interim Development Controls Overlay District.

Zoning's interpretation is that if a project is reviewed and approved during a period an IDC is in effect, much like something was approved in an Urban Design Overlay, as it relates to the specific proposed project to be approved. Meaning, so long as the property owner works with its existing permits, and seeks a proposed Food Mart upon the property, Zoning shall enforce the development per the approved plan. The approval has an effective period of at least 2 years from date of approval. After said 2 years, there may be ground for reconsidering through a new permit, a unique and substantively different plan.

Knowing this project as I do, I am confident this existing permit shall not be expired and the two years will not lapse before the permit is issued. As such, I would expect the development of the site to be as we are expecting it, per the requirements of the Planning Commission approval.

If you have any additional questions regarding this property, please contact Matthew Shad, Zoning Administrator at 513-352-3418 or [matthew.shad@cincinnati-oh.gov](mailto:matthew.shad@cincinnati-oh.gov).

## Weaver, James

---

**From:** Thomas Gamel <gamelsenior@yahoo.com>  
**Sent:** Wednesday, May 17, 2017 10:55 AM  
**To:** Graves, Charles  
**Cc:** Keough-Jurs, Katherine; Weaver, James  
**Subject:** Re: IDC#80 and CN-P Zoning rescinding letter

Mr. Graves,

I need to rescind the letter that I sent you earlier today. Some members of my board are concerned with the length of time that it may take to get the issue resolved with the CN-P zoning this leaving our community still vulnerable to developments that we cannot support. Therefore we request that you continue to extend the IDC#80 as was suggested by members of City Council.

Thank you

Thomas Gamel  
EPHIA President

[Sent from Yahoo Mail on Android](#)

On Wed, May 17, 2017 at 8:39 AM, Thomas Gamel  
<[gamelsenior@yahoo.com](mailto:gamelsenior@yahoo.com)> wrote:

Mr. Graves:

Attached is a letter from the East Price Hill Improvement Association requesting that your not waste staff time on extending the IDC #80 in our community. We prefer that your staff works on the language for the CN-P zone code as quickly as possible.

Thomas Gamel  
EPHIA President



**Board of Directors**

May 23, 2017

**Sr. Sally Duffy, SC**  
(Chair)

James Weaver  
Department of City Planning  
Tow Centennial Plaza  
805 Central Ave Suite 720  
Cincinnati, Oh 45202

**Jeff Cramerding**  
(Vice Chair)

**Greg Meyers**  
(Treasurer)

Mr. Weaver:

**Joe Rudemiller**  
(Secretary)

PHW supports a 12 month extension on the ICD #80.

**Mark Childers**

As we have indicated in the past, we also support the implementation of PX zoning or the equivalent of PX zoning in ICD #80.

**Robert Fitzpatrick**

Should you have any questions, please feel free to call me.

**John Hageman**

Thank you,

**Bradley Higginbotham**

**Tom Koopman, Sr.**

  
Ken Smith  
Executive Director

**Danyetta Najoli**

**Rev. Frank Nation**

**Betsy Sundermann**

**Melissa Wegman**

**Executive Director**

**J. Kenneth Smith**



James Weaver  
Department of City Planning  
Tow Centennial Plaza  
805 Central Ave Suite 720  
Cincinnati, Oh 45202

May 24, 2017

Dear Mr. Weaver:

Our business, will now and will be operating in the Incline District going forward, supports the request for a 12 month extension on the ICD #80.

We also support the implementation of PX Zoning or the equivalent of PX zoning in ICD # 80 and look forward to that zoning being implemented.

Sincerely,

**Daniel Lanzillotta**  
**Senior Loan Originator**  
**AmeriGO Home Lending**  
6460 Harrison Ave  
Suite 101  
Cincinnati, OH 45247  
Direct: 513-652-0649  
Fax: 888-584-7760  
NMLS ID: 244267

# THE FLATS ART GALLERY

## The Incline Arts District

3028 Price Avenue

Cincinnati, Ohio 45205

James Weaver  
Department of City Planning  
Two Centennial Plaza  
805 Central Ave Suite 720  
Cincinnati, Oh 45202

May 24, 2017

Dear Mr. Weaver:

I support the request for a 12 month extension on the ICD #80.

I also support the implementation of PX Zoning in ICD # 80 and look forward to that zoning being implemented.

Sincerely,

  
Rhonda Taylor  
Interim Director

Incline Place Condominium Association, Inc.  
710 Mt Hope Ave  
Cincinnati, Oh 45205

James Weaver  
Department of City Planning  
Tow Centennial Plaza  
805 Central Ave Suite 720  
Cincinnati, Oh 45202

May 24, 2017

Dear Mr. Weaver:

Our Association supports the request for a 12 month extension on the ICD #80.

We also support the implementation of PX Zoning or the equivalent of PX zoning in ICD # 80 and look forward to that zoning being implemented.

Sincerely,



Robert Fitzpatrick  
President



James Weaver  
Department of City Planning  
Tow Centennial Plaza  
805 Central Ave Suite 720  
Cincinnati, Oh 45202

May 24, 2017

Dear Mr. Weaver:

I support the request for a 12 month extension on the ICD #80.

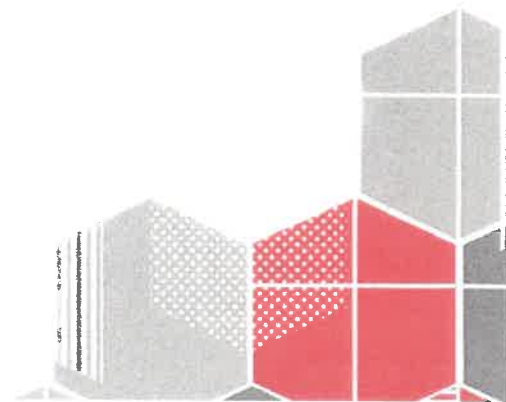
I also support the implementation of PX Zoning or the equivalent of PX zoning in ICD # 80 and look forward to that zoning being implemented.

Sincerely,

A handwritten signature in black ink that reads 'Dwight Young'.

Dwight Young

Executive Director





Department of City Planning  
Attn: James Weaver  
Two Centennial Plaza  
805 Central Ave Suite 720  
Cincinnati, Oh 45202

May 23, 2017

Dear Mr. Weaver:

Allow us to re-iterate again – echoing our sentiments in the January 19, 2017 letter that we previously sent – that Cincinnati Landmark Productions, as owner/operator of the Warsaw Federal Incline Theater, supports the request for a 12-month extension on the IDC #80.

The organization also supports the implementation of PX Zoning or the equivalent of PX zoning in IDC # 80.

We look forward to that zoning being implemented, and the next wave of development and neighborhood momentum that will follow.

Thank you for your consideration of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Perrino". The signature is fluid and cursive, with a small dot at the end.

Tim Perrino  
Executive Artistic Director  
Cincinnati Landmark Productions



James Weaver  
Department of City Planning  
Two Centennial Plaza  
805 Central Ave Suite 720  
Cincinnati, Oh 45202

May 24, 2017

Dear Mr. Weaver:

I support the request for a 12 month extension on the ICD #80.

I also support the implementation of PX Zoning or the equivalent of PX zoning in ICD # 80 and look forward to that zoning being implemented.

Sincerely



Tony Cafeo  
Owner  
Incline Public House  
Somm Wine Bar



James Weaver  
Department of City Planning  
Tow Centennial Plaza  
805 Central Ave Suite 720  
Cincinnati, Oh 45202

May 24, 2017

Dear Mr. Weaver:

The Veracruz Mexican Grill supports the request for a 12 month extension on the ICD #80.

We also support the implementation of PX Zoning or the equivalent of PX zoning in ICD # 80 and look forward to that zoning being implemented.

Sincerely,

Pablo Aulis  
Owner

A handwritten signature in blue ink, appearing to read 'Pablo Aulis', is written over the printed name and title.

CC: KB Prathers, llc



WORK FOR PROGRESS - URBAN REVITALIZATION

May 24, 2017

**Board of Directors**

**Melissa Wegman**  
President

**Rhett Harkins**  
Vice President

**Terry Grote**  
Treasurer

**Samantha O'Connor**  
Secretary

**Tom Koopman**  
PHAB President

ex officio members:  
**Sam McKinley | PHW**

NL Officer **Melissa Emody**

**John Weaver**  
**Department of City Planning**

Two Centennial Place  
805 Central Avenue  
Suite 720  
Cincinnati, Ohio 45202

**RE: 12-month Extension Request on the ICD #80**

Dear Mr. Weaver:

The **East Price Hill Alliance of Businesses (EPHAB)** is the business associate for East Price Hill and a partner in the successful collaboration of both West and Lower Price Hill with the **Price Hill Alliance of Businesses (PHAB)**. We proudly represent the collective voice for our businesses. On behalf of our business community, we would like to express our continued support for this request.

We believe the PX Zoning to be critical to all potential developments and to the integrity of the Incline Community Entertainment District. PX's intent to support pedestrian oriented, small-scale business districts that are typically not on the main corridors is ideal for this area. With PX Zoning supporting multi-story buildings with commercial use on the first floor and office/residential above, we feel developments would maximize usage and density with an appealing and pleasant continuous street frontage.

Having seen firsthand the effectiveness of such implementations of this zoning throughout the revitalization efforts in our urban cores, we would like to extend our continued support for the PX Zoning in ICD #80, and/or its equivalent, as our community moves forward in its efforts to revitalize "the Hill".

We appreciate your time and consideration. If I can be of further assistance, please call me at 513.381.1111.

Sincerely,

**Melissa S. Wegman**

Melissa Wegman  
President | East Price Hill Alliance of Businesses

CC: KB Partners, LLC

**East Price Hill**  
**Alliance of Businesses**  
3724 St. Lawrence Avenue  
Cincinnati  
Ohio  
45205

**CPC ITEM # 5**

**Honorable City Planning Commission  
Cincinnati, Ohio**

**June 2, 2017**

**SUBJECT:**

A report and recommendation on Major Amendments to the Concept Plan for Planned Development #73 (PD-73) Madison Square in Madisonville.

**GENERAL INFORMATION:**

**Location:** Medpace Madison Square is located southeast of the Red Bank Road and Madison Road intersection (see attached map).

**Agent:** Joseph P. Dillon P.E.  
Brandstetter Carroll Inc.  
308 E. Eight Street  
Cincinnati, Ohio 45202

**Owner:** Medpace Way LLC  
5365 Medpace Way  
Cincinnati, Ohio 45227

**BACKGROUND:**

Since 2009, RBM Development Company, LLC has been re-developing the old NuTone brownfield site at the southeast corner of Red Bank and Madison Roads. RBM developed the property into a life sciences campus and global headquarters for Medpace, a clinical research organization. The property is currently 31.408 acres in size. On July 17, 2015 City Planning Commission approved a change in zoning from MG Manufacturing General to PD Planned Development. On October 7, 2015 City Council passed Ordinance 320-2015 creating PD-73.

On February 5, 2016 the City Planning Commission approved a Final Development Plan for a Hotel located at the northeast corner of Hetzel Street and Old Red Bank Road. The Hotel construction is nearing completion.

The applicant is seeking a Major Amendment to add property to PD-73 and amend the Concept Plan.

**DESCRIPTION OF PROJECT AND PROPOSED CHANGES TO CONCEPT PLAN:**

Currently PD-73 has a public street Medpace Way that extends from Redbank Expressway via a traffic circle to Madison Road, a Hotel under construction nearing completion, and three office buildings with associated surface parking lots. There is a 5.7 acre vacant parcel of land that is the subject of this report.

The project includes Major Amendments to the original Concept Plan of October 7, 2015 as follows:

- Increased size of PD-73 from 31.408 acres to 34.241 acres as a result of two proposed change in zoning requests at 5340 Hetzel Street and 5413-5421 Madison Road from MG Manufacturing General and RM 1.2 Residential Multi-Family to PD-73 Planned Development.
- Increased office component square footage from 250,000 square feet to 375,000 square feet.
- Increased number of floors in the office building from 7 floors above the plaza level to 12 floors above a subterranean garage structure.
- Increased number of parking spaces from 1,000 parking spaces to 1,500 parking spaces.
- Modification of the site plan by creating three distinct buildings: a Multi-family building, a food hall building, and office building.
- Creation of two private streets: One extending from Madison Road southwardly to Medpace Way and the other extending from Medpace Way westwardly intersecting the other private street.
- Creation of five locations for retail out lots along Medpace Way.
- Reconfiguring of Medpace Way with the removal of the traffic circle and the creation of a 3 way stop intersection.
- Increased restaurant square footage from 5,000 square feet to 55,000 square feet.

Major Amendments to the Concept Plan have been requested.

	<b>Concept Plan October 2015</b>	<b>Concept Plan April 2017</b>
<b>Office Square Footage</b>	250,000 Square Feet	375,000 Square Feet
<b>Office Building Floors</b>	7 Floors above a plaza level	Up to 12 Floors above a garage
<b>Parking Spaces</b>	1,000 parking spaces	1,500 parking spaces
<b>Site Acreage</b>	31.408 acres	34.41 acres
<b>Number of Buildings</b>	One building over parking garage with office, commercial and residential	Three buildings with associated parking, office, residential, and food hall
<b>Number of Streets</b>	1-Medpace Way	3-Medpace Way & 2 Private Streets
<b>Retail Out Lot Locations</b>	0	5 Proposed
<b>Medpace Way</b>	Traffic Circle	3 way traffic stop
<b>Restaurant Square Footage</b>	5,000 Square Feet	55,000 Square Feet
<b>Residential multi-Family</b>	350 Dwelling Units	350 Dwelling Units

**§ 1429-05 BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:**

According to § 1429-05 of the Cincinnati Zoning Code, a PD District and development within a PD District must comply with the following:

- a) **Minimum Area** – The minimum area of a PD must be two contiguous acres. The proposed Planned Development will be 34.41 acres in size.
- b) **Ownership** – Currently the property is owned Medpace, Inc.
- c) **Multiple buildings** – PD-73 will contain a total of 7 buildings.
- d) **Historic Landmarks and Districts** – the site is not in a historic district nor does it contain any historic landmarks.
- e) **Hillside Overlay Districts** – the site is not located in a Hillside Overlay District.
- f) **Urban Design Overlay District** – the site is not located within an Urban Design Overlay District.

**§ 1429-09 CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:**

According to § 1429-09 of the Cincinnati Zoning Code, a petition to rezone a property to PD must include a concept plan and development program statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The concept plan must include text or diagrams that specify:

- a) **Plan Elements** – the applicant has submitted a Development Program Statement that includes sufficient information regarding the proposed use of the property (Please see attached Development Program Statement and site plan).
- b) **Ownership** – Currently the property is owned Medpace, Inc.
- c) **Schedule** – The applicant has submitted a Final Development Plan for a Logistic Building, which is currently under review and intends to submit another Final Development Plan by September 2017
- d) **Preliminary Reviews** – The petitioner has met with the City's Department of Transportation and Engineering (DOT), Metropolitan Sewer District (MSD) and Greater Cincinnati Water Works (GCWW).
- e) **Density and Open Space** – The density for the project is 350 rental apartment units, 375,000 square feet of new office space, 55,000 square feet of restaurant space, 5 retail out lots, and 1,500 new parking spaces. Approximately 25 percent of the property will be landscaped open space.

**§1429-11(a) CITY PLANNING COMMISSION ACTION:**

According to §1429-11(a) of the Cincinnati Zoning Code, The City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;

*The proposed uses will be office building, retail space, a food hall, and residential apartments. The proposed development is compatible with the general*

*vicinity and Madisonville land use patterns. Adjacent uses include apartment buildings small businesses, office uses, and a hotel.*

2. The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;

*The proposed Major Amendments allow for a better vehicular circulation pattern as suggested by the Department of Transportation and Engineering (DOT). The PD will permit the owner to increase the height of the office building and increase the office density. The proposed development creates a mixed environment with available parking.*

3. Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement;

*The proposed land use for this property will provide housing, retail space, and more parking for the increase in land use activity. The use of a PD allows the development to create a mix of uses including shared parking housing, retail office use and food court in a more creative manner while allowing for greater community input on this critically important site in Madisonville.*

4. The PD concept plan and development program statement includes adequate provisions for utility services, refuse collection, open space, landscaping, buffering, pedestrian circulation, and traffic circulation, building design and building location.

*All aspects are covered in the Concept Plan and Development Program Statement as submitted. Open space will consist of landscaped areas between buildings and plaza areas in the residential apartment building. Pedestrian circulation would be encouraged along the existing Medpace Way Public Street and proposed private streets.*

#### **§ 1429-12 MAJOR AMENDMENT:**

The Cincinnati Zoning Code (§ 1429-12) allows for amendments to the Concept Plan as follows:

- (a) *Minor Amendments.* The Director of City Planning may approve minor amendments provided that they do not change building heights by more than ten percent, floor area by more than five percent, decrease parking spaces by more than ten percent or allow buildings or accessory uses closer to the perimeter property lines.
- (b) *Major Amendments.* Amendments to any Concept Plan other than a minor amendment must be approved by the City Planning Commission. Amendments that change the uses allowed or change the density of the development by more than ten percent require approval of the City Planning Commission and Council as a zoning map amendment.

Major Amendments to the Concept Plan have been requested, and the applicant wishes to increase the size of the PD. This requires a change in zoning at two locations.

- 5413-5421 Madison Road would change from RM 1.2 Residential Multi-Family to PD-73. This property is 1.404 acres in size located southeast of the Medpace Way and Madison Road intersection. A new curb cut is being requested for this tract of land.
- 5340 Hetzel Street would change from MG Manufacturing General to PD-73. This property is 1.598 acres in size located southwest of the Hetzel Street and Armada Place intersection.

These two zone changes would provide an additional 3.002 acres of land area into PD-73

In addition to the two changes in zoning, the project requires a Major Amendment due to the many project changes to use, density, building number and location, changes to location of streets, height, parking spaces as described on page two of this report.

#### **FINAL DEVELOPMENT PLAN:**

Pursuant to §1429-13 *Final Development Plan*, a final development plan and program statement would be submitted to City Planning Commission after approval of the concept plan and Planned Development (PD) designation by City Council.

A final development plan must be filed for any portion of an approved concept plan that the applicant wishes to develop; this plan must conform substantially to the approved concept plan and development program statement. The final development plan requirements anticipate changes from the concept plan by requiring significantly more detail. Approval of the final development plan would allow the developer to obtain building permits. The process allows the City Planning Commission to authorize Staff to approve minor amendments that might become necessary and outlines the process for major amendments that must be reviewed and approved.

A Final Development Plan has been filed for the Logistics Building located at 5425 Hetzel Street. It is currently under review and is expected to be reviewed by the City Planning Commission in the near future. The applicant expects to file a Final Development Plan for the remainder of the site by September 2017.

#### **PUBLIC COMMENT:**

Correspondence has been received dated May 4, 2017 from the Madisonville Community Council that supports the proposed changes to the development plan. A Public Staff Conference was held on October 19, 2016. The petitioner and representatives from Medpace, Inc. were in attendance. A second Public Staff Conference has been scheduled for May 31, 2017 to review the revised Concept Plan.

#### **TRAFFIC IMPACT STUDY:**

A Traffic Impact Study (TIS) was requested by the Department of Transportation and Engineering (DOTE). The TIS was approved by DOTE on May 8, 2017. DOTE raised concern



that 3 of the 5 retail out lots are not shown in the TIS they approved on May 8, 2017. If those lots were to be constructed the TIS would need to be revised. The TIS dictated the need to reconfigure the Concept Site Plan and Development Program Statement since the original Concept from October 2015 with its single building design provided limited ingress and egress from the parking garage. A revised Concept Site Plan and Development Program Statement were submitted in April 2017.

#### **DEPARTMENTAL REVIEW AND COMMENTS:**

The Concept Plan was circulated to City agencies for review and comment. A meeting was held on Wednesday May 24, 2017 to discuss the Concept Plan and raise any concerns or comments.

Comments were received from City Facility Management, Fire Department, Greater Cincinnati Water Works, Metropolitan Sewer District of Greater Cincinnati (MSD), and Department of Buildings and Inspections. MSD raised concern that 3 of the retail out lots located south of Medpace Way are positioned directly above an existing sewer line making construction unlikely and should be removed from the Concept Site Plan. The comments are attached to this report. The majority of the comments relate to infrastructure and specific design issues such as the replacing of water mains, fire hydrants, or the reconstruction of streets which are more appropriately addressed in a Final Development Plan submission and review. We expect the applicant to show that each of these issues has been addressed in their Final Development Plan submittal.

#### **ANALYSIS:**

The revised Concept Plan has changed significantly from what was approved in 2015. The departure from one building to multiple buildings and the creation of a street grid pattern that allows for better ingress and egress from the parking garages for the queuing of vehicular traffic at Medpace Way and Madison Road suggested by DOTE has made the Concept Plan better. The revised Development Program Statement expands the scale of PD-73 for the office component to accommodate the Medpace Corporate Headquarters, Food Hall, and apartment residents. The enlargement of the PD by virtue of the change in zoning will initially add green space but provide future expansion opportunities. The increased office square footage and additional building floors will assist in the development of a signature structure for Medpace Corporate Headquarters. The increased number of parking spaces is a required addition to the PD, however, as future development is proposed parking needs will grow. The introduction of five retail out lots is an interesting addition that may provide for additional economic growth. It should be noted that three of the retail out lots located south of Medpace Way are positioned directly over an existing sewer line making construction unlikely. The residential component will add to the mixed use nature of the PD-73 as has been the nature of other Planned Developments in the vicinity

#### **FINDINGS:**

It is the opinion of the staff of the Department of City Planning that the Major Amendment to the Concept Plan is in compliance with the requirements of a PD District §1429-05, §1429-09, §1429-11(a) and §1429-12 of the Cincinnati Zoning Code as outlined on pages 2, 3, 4, and 5 of this report. The proposal is consistent with the purpose of the Planned Development District Regulations. The applicant has successfully met all basic requirements of the Planned

Development District. The Major Amendment and Final Development Plan will not negatively impact the existing character of the surrounding area.

**CONSISTENCY WITH PLAN CINCINNATI:**

The proposal meets the Compete Action Step to: Target investment to geographic areas where there is already economic activity (page 116).

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

**APPROVE** a Major Amendment to the Concept Plan for Planned Development #73 (PD-73) to change the zoning at 5413-5421 Madison Road from RM 1.2 Residential Multi-Family to PD-73 and;

**APPROVE** a Major Amendment to the Concept for Planned Development #73 (PD-73) to change the zoning at 5340 Hetzel Street from MG Manufacturing General to PD-73 and;

**APPROVE** the Major Amendments to the Concept for Planned Development #73 (PD-73) as specified on page 2 of this report and;

**ADOPT** the Department of City Planning Findings as detailed on page 6 of this report.

Respectfully Submitted,

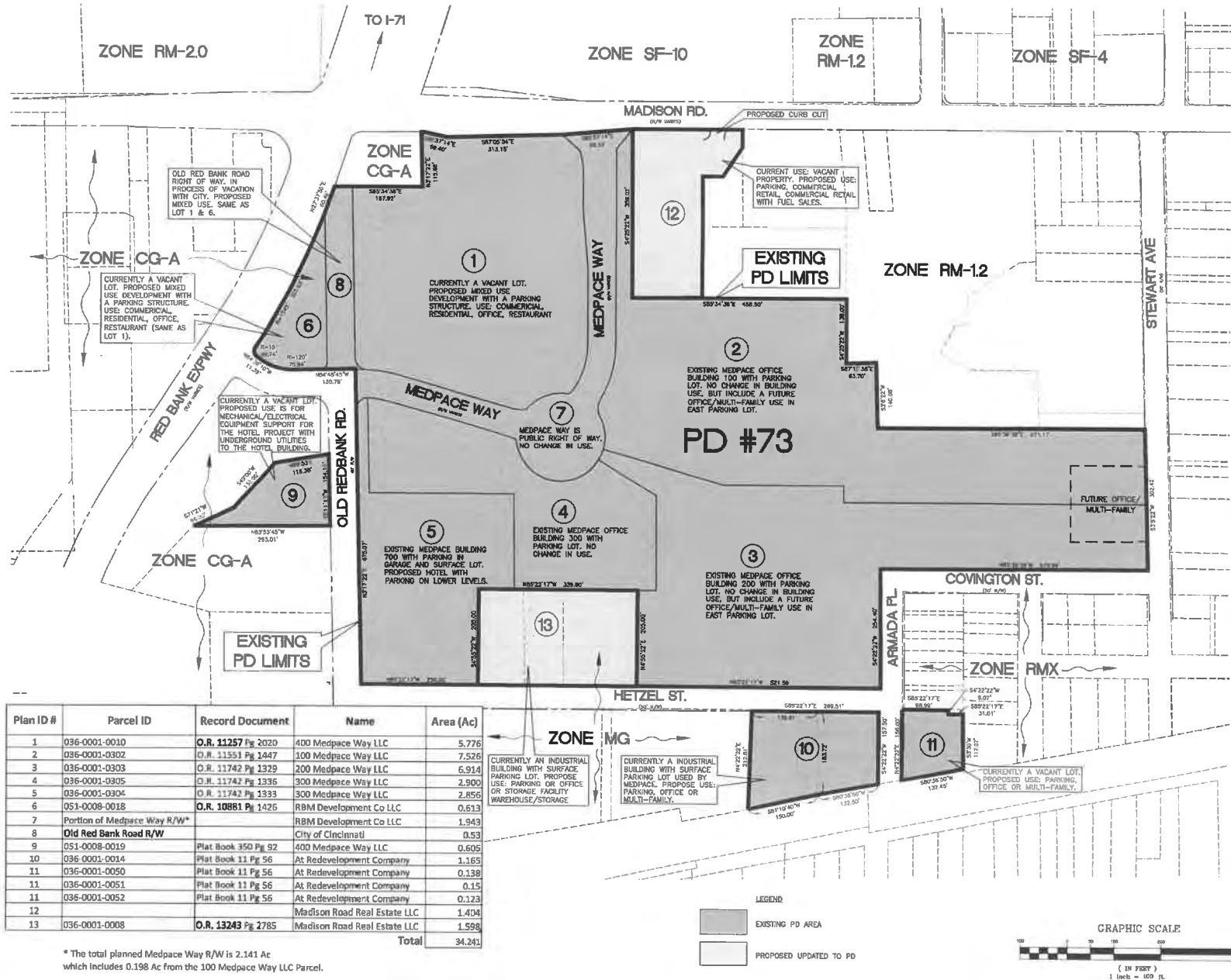


Stephen C. Briggs  
Senior City Planner

Approved:



Charles C. Graves, III, Director  
Department of City Planning



Revisions
1 5-15-16



**BRANDSTETTER  
CARROLL INC.**  
ARCHITECTS-ENGINEERS-PLANNERS  
10000 W. 12th Street, Suite 400  
Cincinnati, OH 45228  
(513) 441-4000  
www.brandstettercarroll.com



**MADISON CENTER**  
PLANNED DEVELOPMENT SUBMITTAL  
PROPERTY AND  
ZONING MAP

Number: 13100	Date: 8-7-2018
Drawn By: LJ	Checked By: JPD
<b>1</b>	

MADISON CENTER  
SITE PLAN

SCALE: 1" = 50'-0"  
04 APRIL 2017





2360 Chauvin Dr  
LEXINGTON  
KY 40517  
859.268.1933  
FX: 859.268.3341

308 East 8th St  
CINCINNATI  
OH 45202  
513.651.4224  
FX: 513.651.0147

1220 West 6th St  
Suite 300  
CLEVELAND  
OH 44113  
216.241.4480  
FX: 216.736.7155

17300 Preston Rd  
Suite 310  
DALLAS  
TX 75252  
469.941.4926  
FX: 469.941.4112

City of Cincinnati Planning Department  
Two Centennial Plaza  
805 Central Avenue  
Cincinnati, Ohio 45202

April 05, 2017

RE: Madison Center, Hotel and Medpace – Updated to Planned Development (PD #73)

Dear Mr. Briggs:

Brandstetter Carroll Inc. (BCI) is pleased to submit an update to the Concept Plan and Program Statement for Madison Center, Hotel and Medpace which was approved in October of 2015.

The following information is our request to the City of Cincinnati Planning Commission and City Counsel for revisions to the PD # 73.

- The PD Office component square footage is requested to be revised from 250,000 Sf to 375,000 Sf. The number of floors for the office is requested to be changed from '7 stories above a plaza level' to '10 to 12 floors above the garage structure'. The number of parking spaces is to be revised from 1,000 spaces to 1,500 spaces to be shared among uses.
- For addition of a 22,000 Sf logistics building for Medpace at the southwest intersection of Hetzel Street and Armada Place. The owner's intent is to consolidate the logistic operations from their other buildings on the campus into one location.
- The PD Restaurant space is requested to be increased by 5,000 square feet for a total of 55,000 square feet.
- The total PD district acreage to be revised from 31.408 Ac to 34.241 Ac. An updated Property and Zoning Map with annotated existing and proposed uses is attached. The request includes two separate contiguous tracts to PD # 73. The first tract is along Madison Road east of Medpace Way. This property is a of 1.404 Ac tract in total comprising of 5 parcels owned by Madison Real Estate LLC (Deeds attached). The second tract is at 5340 Hetzel Street and is 1.598 Ac tract owned by Madison Road Real Estate, LLC (the Deed is attached). Legal descriptions of the two tracts are attached.
- With the inclusion of the Madison Road tract into the PD district, a curb cut on Madison Road is requested along the eastern frontage of the tract.

A Note: the Mixed Use component of this PD is now named 'Madison Square' in lieu of 'Madison Center'.

Sincerely,  
Brandstetter Carroll Inc.

  
Joseph P. Dillon, P.E., LEED AP  
Director of Site/Civil Engineering

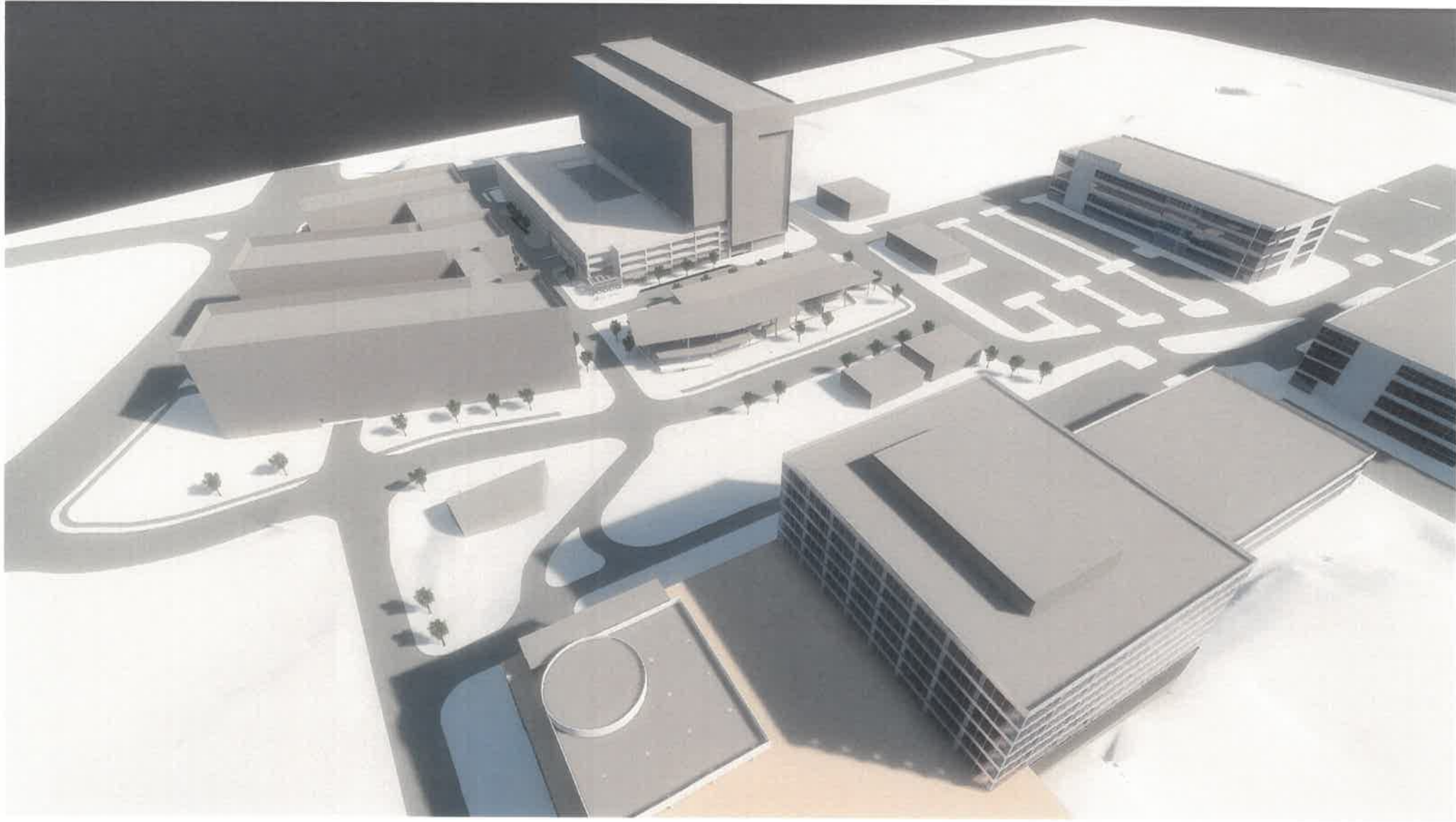
Cc: Bill Burwig, RBM Development  
Seth Barnard Sitement, LLC  
Ben Brandstetter, P.E. BCI

Attachment: Concept Layout Plan, Two aerial views, PD Map, Update Legal  
Descriptions and Deeds.

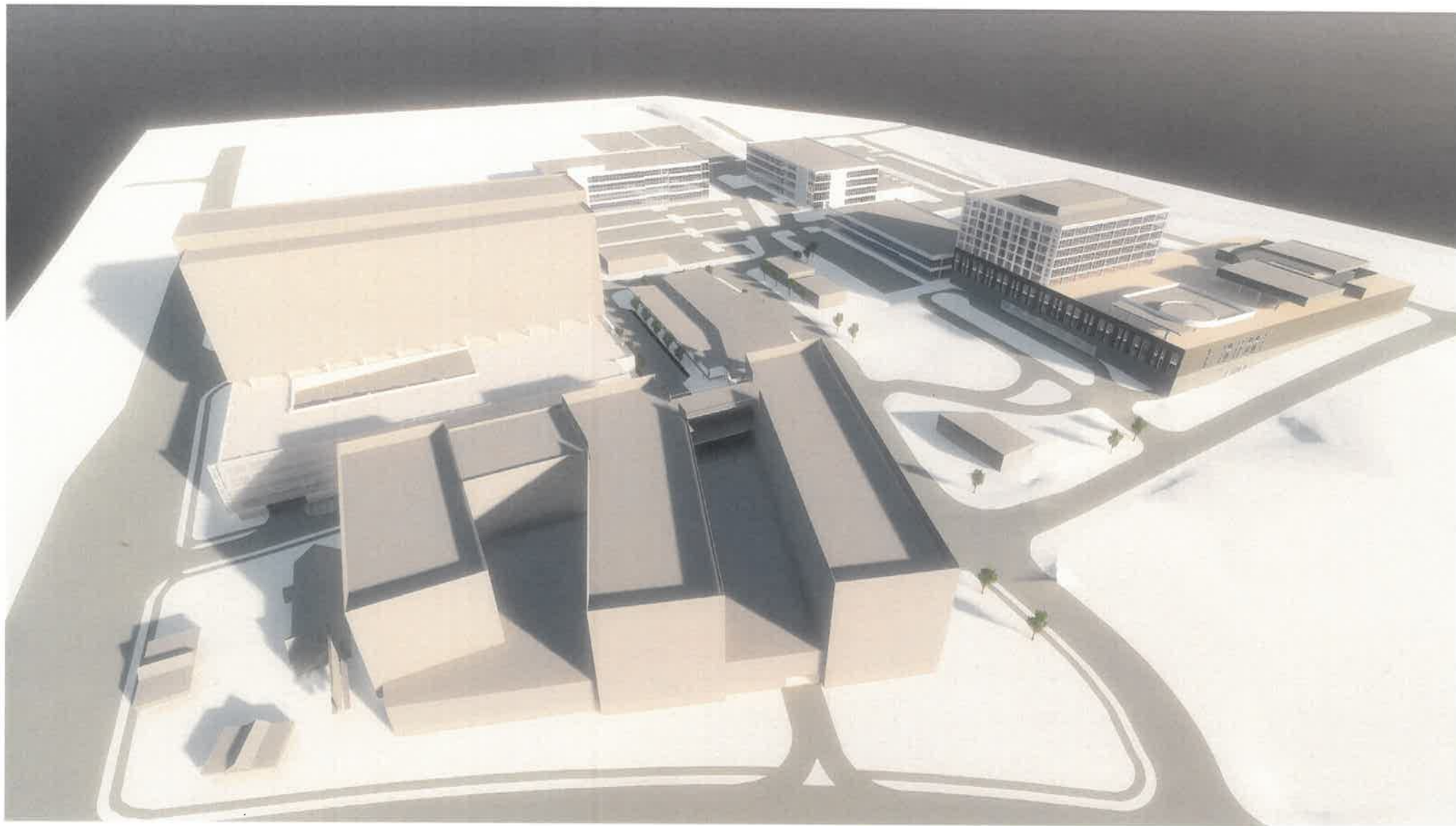
JPD/sb

## **SKETCHES and PLANS**

Update Property and Zoning Map is attached







# Master Plan Update



MED **P**ACE

**RBM**



# Master Plan Update



MEDPACE

RBM







# Headquarters Building



MEDPACE

RBM



## Briggs, Steve

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**From:** Kelly, Martha  
**Sent:** Monday, May 08, 2017 12:36 PM  
**To:** Tim Brandstetter  
**Cc:** Williams, Bryan (Urban Planning); Briggs, Steve  
**Subject:** RE: Medpace TIS response

Yes. Essentially, we have approved the concept of the use and the street grid, and you have shown that the traffic will “work”. Our comments and concerns are related to the design of the roadway network and sidewalk system. Those details are reviewed and approved through an iterative design process in coordination with the building and garage design. For the final PD approval, I feel comfortable going to Planning commission. Steve, would you suggest that I write a letter to you from DOTE saying this?

---

**From:** Tim Brandstetter [<mailto:tbrandstetter@bciaep.com>]  
**Sent:** Monday, May 08, 2017 12:06 PM  
**To:** Kelly, Martha  
**Cc:** Williams, Bryan (Urban Planning); Briggs, Steve  
**Subject:** RE: Medpace TIS response

Martha,

Thank you for your review. In terms of process, the TIS recommendations and the conditions in the letter are “approved” under the umbrella of being part of the PD submittal correct?

Thanks,  
Tim

**From:** Kelly, Martha [<mailto:Martha.Kelly@cincinnati-oh.gov>]  
**Sent:** Friday, May 5, 2017 3:49 PM  
**To:** Tim Brandstetter <[tbrandstetter@bciaep.com](mailto:tbrandstetter@bciaep.com)>  
**Cc:** Williams, Bryan (Urban Planning) <[Bryan.Williams@cincinnati-oh.gov](mailto:Bryan.Williams@cincinnati-oh.gov)>; Briggs, Steve <[Steve.Briggs@cincinnati-oh.gov](mailto:Steve.Briggs@cincinnati-oh.gov)>  
**Subject:** Medpace TIS response

I have attached my response to the Traffic Impact Study dated April 2017 with the new street grid. I will sign and send on Monday, but wanted to let you see this today. Please let me know if you have any questions.

May 5, 2017

Mr. Timothy G. Brandstetter P.E., PTOE  
Project Manager  
Brandstetter Carroll Inc.  
308 East 8<sup>th</sup> Street  
Cincinnati, Ohio 45202

**Re: Madison Center Traffic Study – April 2017**

Dear Mr. Brandstetter,

The Division of Transportation Planning and Urban Design has completed the review of the revised Traffic Impact Study (TIS) received on April 11, 2017, for a proposed mixed use development at the intersection of Red Bank Expressway and Madison Road, adjacent to the Medpace campus. The project site will include residential, hotel, office, warehouse, retail/restaurant, and two parking garages (one for the hotel and one for the mixed use buildings). This revision addresses comments from DOTE for the January TIS, but also has a modified street layout for our review and approval.

The new street and building layout is significantly different than the previous plan, mainly due to the elimination of the roundabout. This allows for the construction of a more typical street grid, with more space for queuing and turning than could be accommodated with the roundabout and associated entries and exits. Therefore, most comments from the January TIS related to the street network and garage entrances are now moot.

The new street grid seems to better accommodate the trip generation and distribution as presented, even with the requested reduction in the saturation flow rate for traffic operations. The grid also allows drivers to choose between multiple paths within the network of streets and garages. Therefore, DOTE finds the new street grid and overall analysis and recommendations to be acceptable. However, we have the following comments and concerns:

1. There is discussion in the document relative to the distribution of trips to and from the warehouse site on Hetzel, basically acknowledging that the trucks currently use the street grid and will continue to do so, with little new impact to the overall traffic flow. However, the trucks currently use a roundabout and operate with relatively low traffic volumes. The new roadway network will need to be designed to ensure that the geometric layout will accommodate the trucks.
2. The recommendations state that the roundabout will be removed and replaced with a "three-leg all-way stop control intersection with one lane for each approach". The site plan shows three lanes on all approaches, which will need to be built to accommodate adjacent left turn lanes. While it may be desired to have only one lane per approach, keeping this

added width is important in the event that the single lanes do not adequately address the traffic at the all-way stop. The City will coordinate with the design engineer on the treatment of these approaches (painted islands, pavers, etc.)

3. The recommendations state several locations where the private side streets/driveways will operate under stop control and are recommended to be only one lane on the approach. We are concerned that this could lead to significant delays as the full build-out is realized. We would recommend that the design of the tree lawn and sidewalk, as well as the building set-backs, consider any future need to add an additional lane for left turns at these locations.
4. We recognize that the most difficult trips will be those wishing to travel south on Red Bank Expressway from this site. The recommendation to extend the left turn bay for westbound Madison at Red Bank is good, and to not use a dual left turn. We agree that additional planned projects in the area would be of benefit to the overall traffic flow, including this movement from Madison to Red Bank south.

We appreciate the opportunity to review and comment on the TIS and working with you on the design as it progresses. Should you have any questions or require further information, please call me at 352-3648.

Sincerely,

Martha Kelly, PE, Principal Engineer

c: M. Andrews, D. Lechlak, B. Williams - DOTE



## Briggs, Steve

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**From:** Accurso, Jamie  
**Sent:** Thursday, May 25, 2017 2:29 PM  
**To:** Briggs, Steve  
**Cc:** Smith, Maraskeshia; Keough-Jurs, Katherine  
**Subject:** MedPace comments

Steve,  
We appreciate you presenting the revised plan at yesterday's meeting.

Based on the information provided by the developer, we want to express our concern that the revised plan includes a significant increase in density on this site which already has limited ingress and egress. This could result in significant access problems in this area during construction and continue after occupancy. Someone suggested a condition yesterday that all roadway work should be done with the first phase of the development plan. We would support that condition.

Thanks,  
Jamie

Jamie Accurso, AIA, LEED AP  
Facilities Manager

City Facility Management  
1408 Queen City Avenue  
Cincinnati, Ohio 45214  
[jamie.accurso@cincinnati-oh.gov](mailto:jamie.accurso@cincinnati-oh.gov)  
p: 513.352.5403  
f: 513.352.6394

May 24, 2017

**To:** Katherine Keough Jurs, Supervising City Planner  
**From:** Matthew Shad, Zoning Administrator  
**Subject:** PD #73 – Expansion and Concept Plan Amendment

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Buildings & Inspections would like to submit comments in regards to the proposed project. Overall, we support the expansion of the area to be included within the PD as it will create a more cohesive management regime within the properties affected.

We do wish to point out several considerations of note to our department.

#### **CONCEPT PLAN APPROVAL**

**§1429-09 – Schedule of Construction** – none has been articulated in the Program Statement though it's been stated by Planning Staff that the office building will likely be constructed first. Our office strongly recommends all public and private infrastructure within the Mixed Use area of the development should be developed with Phase 1 Final Development Plan. This should include:

- Construction of the recommended reconfigured Medpace Way including reconfiguring and dedicating/vacating the appropriate realigned right-of-way.
- Approval and recording of A Subdivision Plat with all the private streets and lots created along with all appropriate easements and covenants.
- Approval and construction of a Subdivision Improvement Plan illustrating construction of all proposed private streets within the Mixed Use District concurrent with the office building construction. The Traffic Impact Study recommendations cannot be adequately satisfied and traffic circulation of the largest most problematic traffic generator (office building) cannot be adequately addressed without the entire vehicular infrastructure in place at the opening of the office building and associated garage which relies entirely on the private streets for access.
- Disposition/vacation of the Red Bank Rd. right of way
- Relocation/removal of the sanitary sewer within the Red Bank Rd. right of way
- Dedication of DOTE's recommended right of way for the future expansion of Red Bank Expressway.
- Construction of necessary DOTE recommended pedestrian amenities on Red Bank Expressway

**§1425-19 Off Street Parking and Loading Requirements** - The proposed uses within the Mixed Use Area would be required by Zoning Code to have approximately 1650 parking spaces, compared to the proposed 1500 parking spaces; approximately a 10% variance. §1425-23(b) provide for a maximum 15% reduction if multiple uses reside on a single development site. If shared parking is proposed, which would be anticipated highly for the "food hall" structure, such shared parking arrangements must conform to requirements of §1425-23(b).

**§909-03 (C)** – requires the establishment of maximum noise levels permitted within a proposed PD be established. The requirements recommended are those of the Commercial and Office Districts.

#### **§1425-09 (a) Plan Elements**

- **Setbacks:** As proposed in recommendation
- **Buffer Yards:** As proposed in recommendation

Proposed Signage Regulation – Recommended to be consistent with the Office General (OG) Standards illustrated in §1427-35. Additionally, recommended to incorporate "Building Identification Signs" consistent with parameters of §1411-39 (f):

Buildings & Inspections recommendation of approval would be contingent upon the Program Statement of the Concept Plan be amended to encompass the following;

- 1) Phase 1 Final Development Plan Approval within the Mixed Use area shall incorporate all proposed public infrastructure necessary for the development of the Mixed Use area to be approved and built concurrently.
- 2) The Mixed Use area shall develop 1500 parking spaces within its boundaries.
- 3) Approval of the Subdivision Plat and Improvement Plan shall be contingent upon demonstration all necessary and appropriate covenants, restrictions, management arrangements for common private utilities and maintenance agreements. These instruments shall be established and recorded prior to the issuance of any Building Permits within the Mixed Use area.
- 4) No additional curb cuts shall be permitted on Madison and Medpace other than those illustrated on the Concept Plan.
- 5) Removal of the three proposed unbuildable retail outlots unless the Concept Plan commits to relocating the impacted sanitary sewer.
- 6) Incorporate the following Setback Standards:
  - a. All unidentified future retail buildings should generally adhere to a "build to" of no greater than 15 ft. from public or private right of way lines to insure a walkable pedestrian environments.
  - b. Parking Facilities located along public or private streets should generally be behind buildings or no less than 5 feet behind the right of way lines with 100 % opaque screening of vehicles at the setback line.
- 7) Incorporate Sign Regulations comparable to OG District §1427-35 and "Building Identification Signs" comparable to §1411-39 (f).
- 8) Incorporate following Buffer Yard Standards

NUMBER OF PLANTS PER 50 LINEAR FEET OF BUFFER YARD							
BUFFER TYPE	WIDTH	HEIGHT OF SCREEN WALL OR FENCE IN FEET	HEIGHT OF BERM IN FEET	3 FT. HIGH SHRUBS ON BERM*	6 FT. HIGH EVERGREEN TREE*	1.5 INCH CALIPER TREES	2.5 INCH CALIPER TREE
B	15	6	—	—	3	3	2
	15	—	4	12	3	3	2

If you have any additional questions regarding this property, please contact Matthew Shad, Zoning Administrator at 513-352-3418 or [matthew.shad@cincinnati-oh.gov](mailto:matthew.shad@cincinnati-oh.gov).

## Briggs, Steve

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**Subject:** FW: MedPace Concept Plan Amendment

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**From:** Parker, Steven

**Sent:** Thursday, May 25, 2017 10:01 AM

**To:** Keough-Jurs, Katherine; Briggs, Steve

**Cc:** Kelly, Martha; Haynes, Marion; Williams, Bryan (Urban Planning); Shad, Matthew; Crawford, Thomas; Arnette, Pat; Saylor, Eric; Oxenham, Jeff; Prather, Fred; Blocher, Luke; Klumb, Tom; Accurso, Jamie; Colley, Kathleen; Bertsch, Robert; Goodpaster, Robert; Ginty, Mark; Heilman, Morgan

**Subject:** RE: MedPace Concept Plan Amendment

### MSD Comments:

1. The new concept plan appears to significantly increase the sanitary load from the approved concept plan. A new Request for Availability of Sewer Service needs to be completed.
2. A request for Availability of Sewer Service will be necessary for the wooded area located at the northeast corner of Medpace Way and Madison Road if area is to be developed as understood in the 5/24/17 presentation from Steve Briggs and information provided in the April 5, 2017 Brandstetter Carroll letter to Mr. Briggs. This may be in the area of the April 5, 2017 letter update under the bulleted item requesting 'curb cut' in Madison Road.
3. Stormwater should be conveyed to the separated storm system avoiding connections to the combined system. Refer to SMU for any storm detention or storm conveyance requirements.
4. The sanitary lateral for UDF will require reconnection prior to the sanitary sewer in Old Red Bank Road being abandoned. A tap permit will be required for this work as well any necessary agreements between the private parties.
5. No construction of permanent structures will be allowed above the sanitary, combined or storm sewers or within MSD easements and/or in accordance with the recorded easement restrictions.
6. The 3 'retail' squares shown south of the public street and south of the "Food Hall" should be removed from the Site Plan and 3D graphics as MSGDC understands from the 5/24/17 presentation from Steve Briggs that the developer is not planning to build these 3 'retail' buildings.
7. All proposed sanitary sewers and shall comply with Rules & Regulations of MSD.

**Steven G. Parker, P.E.**

METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI

Development Services

1600 Gest Street

Cincinnati, OH 45204

Ph: 513.244.1351 fax: 513.244.1327

[steven.parker@cincinnati-oh.gov](mailto:steven.parker@cincinnati-oh.gov)

## Briggs, Steve

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**From:** Ginty, Mark  
**Sent:** Wednesday, May 24, 2017 3:42 PM  
**To:** Keough-Jurs, Katherine; Briggs, Steve  
**Cc:** Morris, Bill  
**Subject:** RE: MedPace Concept Plan Amendment

Steve,  
Here are GCWW's comments:  
1) The existing public water main in Med Pace Way that is impacted by the realignment or regrading will need to be replaced in accordance with GCWW standards.  
2) no public water mains are to be installed in the private streets  
Thanks,  
Mark

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**From:** Keough-Jurs, Katherine  
**Sent:** Tuesday, May 23, 2017 2:39 PM  
**To:** Ginty, Mark  
**Subject:** RE: MedPace Concept Plan Amendment

Thanks, Mark. I am sorry about the short notice. It's that time of the year, I am afraid.

Had GCWW received this new site plan from Steve Briggs previously?

Thanks,  
Katherine

-----Original Appointment-----

**From:** Ginty, Mark  
**Sent:** Tuesday, May 23, 2017 2:21 PM  
**To:** Keough-Jurs, Katherine  
**Subject:** Tentative: MedPace Concept Plan Amendment  
**When:** Wednesday, May 24, 2017 2:00 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).  
**Where:** Griesel Room A&B

Katherine,  
We plan to have someone there, not sure who right now. We have another meeting scheduled for the same time.  
Mark

**Briggs, Steve**

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**From:** Prather, Fred  
**Sent:** Wednesday, May 24, 2017 3:25 PM  
**To:** Briggs, Steve  
**Cc:** Keough-Jurs, Katherine; Prather, Fred  
**Subject:** Fire Department recommendation on the MedPace Concept Plan Amendment

Mr. Briggs,

We have the following comments on the MedPace Concept Plan Amendment,

The owner needs to provide access to three sides to the Fire Department's aerial apparatus, such needs to be clearly shown on the site plan.

The owner is required to provide a site plan with the fire hydrants shown that are within 50 feet of Fire Department Connections. This is in addition to there being two readily accessible fire hydrants within 400 feet of all parts of the proposed structures, the owner is to provide more hydrants if the two does not meet the coverage.

The high-rise structure is to have two Fire Department Connections.

**The minimum GPM requirements for the project is: 1000 GPM at 20 PSI**

Thanks

Fredrick A. Prather, District Fire Chief  
Cincinnati Fire Department Fire Prevention Bureau  
805 Central Avenue Suite 400  
Cincinnati, Ohio 45202

[fred.prather@cincinnati-oh.gov](mailto:fred.prather@cincinnati-oh.gov)

Phone: (513) 357-7595, Fax: (513) 357-7579, Cell: (513)-678-1980 Pager (513) 343-1735

Make it a great day!

**CPC ITEM # 6**

**Honorable City Planning Commission  
Cincinnati, Ohio**

**June 2, 2017**

**SUBJECT:**

A report and recommendation on a Subdivision Improvement Plan for the Lick Run Valley Conveyance System in South Fairmount.

**BACKGROUND:**

The Subdivision Improvement Plan (SIP) consisting of 156 acres was prepared by Strand Associates for The Metropolitan Sewer District of Greater Cincinnati (MSD). The land area is currently owned by Hamilton County and City of Cincinnati with maintenance provided by the City or MSD. The SIP has been a collaborative effort between MSD, Greater Cincinnati Water Works (GCWW), The Department of Transportation and Engineering (DOT), and other City Departments. The project is for the diverting or “daylighting” of storm water and natural drainage in the neighborhood to an above ground waterway and retention pond. The project conforms with the Lick Run Watershed Master Plan approved by the City Planning Commission on September 6, 2013 and Resolution 90-2013 passed by City Council on November 20, 2013.

There will be five bridges, Grand Avenue, Harrison Avenue, Kebler Street, Van Hart Street, and Quebec Road. There will be street vacations, such as Beekman Street, Harrison Avenue, Westwood Avenue, and Queen City Avenue totaling 4.79 acres. There will be street dedications widening existing rights-of way State Avenue, Harrison Avenue, Westwood Avenue, Queen City Avenue, Grand Avenue, Kebler Street, Van Hart Street, Quebec Road and White Street totaling 4.89 acres. The street vacations and dedication plats will be submitted individually at a future time as the project proceeds. A civic recreational space is proposed that will contain a pedestrian bridge for access over the urban waterway.

Coordination with stakeholders has continued through the design process with Memorandums of Understanding (MOUs) between MSD, City departments and other agencies that document how the project will address the impacts to City Departments programs and agencies. MOUs have been executed or are being finalized with Time Warner Cable (Spectrum), Department of Public Service (DPS), DOT, Cincinnati Bell, Duke, Ohio EPA, Cincinnati Fire Department (CPD), Parks, Cincinnati Recreation Commission (CRC), and GCWW.

**DEPARTMENTAL REVIEW AND COMMENTS:**

The SIP was circulated to City agencies for review and comment. A meeting was held on Wednesday May 17, 2017 to discuss the proposed SIP and raise any concerns or comments.

Comments were received from the Fire Department, Park Board and Department of Buildings and Inspections.

The Fire Department commented that they support the proposed Lick Run Plan as long as it is clearly identifiable as to who owns or is responsible for the streets, bridges, and buildings. All buildings being structured are to go through the Cincinnati Department of Buildings and Inspections Building Application for Permits process.

The Park Board's approval of the Lick Run Plan was based on establishing an easement to commit MSD to maintenance of Park property. At this time, the Park Board does not know if an easement will be established or if the maintenance commitment will be covered solely with an MOU. The Park Board is in discussions with MSD about an MOU and its conditions, and MSD has agreed to incorporate the conditions the Park Board is seeking. As long as the MOU covers all aspects of maintenance they require, the Park Board can consider that their requirements have been met. The Park Board will leave it to the lawyers and the City and County administrations as to what further agreements may be needed between the City and the County to adequately and appropriately cover maintenance and ownership responsibilities for the Lick Run Valley Conveyance System.

Buildings & Inspections has no objections to the proposed project and the engineering required for such. Because of the complexity, the myriad of lots and parcels being rearranged it is strongly recommended that:

- 1) Upon completion of all the vacations of right-of-way are completed, that MSD shall submit Subdivision Plats for approval by the City Planning Commission and be recorded.
- 2) The Subdivision Plats shall include all final right-of-way dedications, new combination of lots at the block level, particularly between Queen City Avenue and Westwood Avenue, and memorialize all proposed and existing easements to remain and eliminate all extraneous existing parcel lines.
- 3) Any Outdoor Advertising Sign leaseholds should be depicted on the Subdivision Plat.

No other comments were received from other departments.

**CONSISTENCY WITH PLAN CINCINNATI:**

The proposed Lick Run Valley Conveyance System is consistent with Plan Cincinnati (2012). In the Sustain Initiative Area the plan states that MSD is making significant investments to reduce sewer overflows. These investments create an opportunity to use green techniques to slow down and clean runoff to streams and rivers (page 182).

**RECOMMENDATION:**

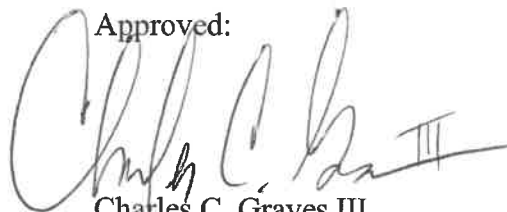
The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

**APPROVE** the Subdivision Improvement Plan for the Lick Run Valley Conveyance System in South Fairmount.

Respectfully submitted:

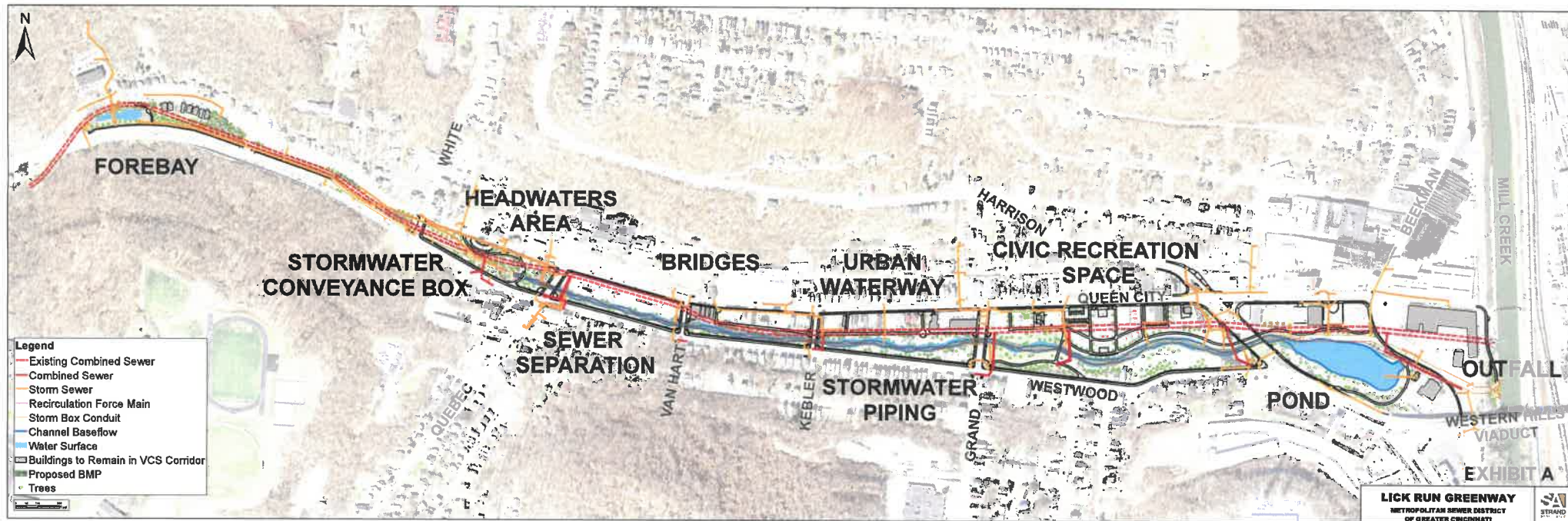


Stephen C. Briggs  
Senior City Planner

Approved:  


Charles C. Graves III  
Director, Department of City Planning








**Date:** May 19, 2017

**To:** City Planning Department  
Attn: Steve Briggs

**From:** Pat Arnette, Deputy Director, MSDGC 

**Copy:** MSDGC - G. Checco, M. Lodor, D. Christy, T. Papes, M. Okoola, T. Machinski, K. Amoah; GCWW - C. Bailey; DOTE - M. Moore, M. Kelley; DPS – M. Smith; Parks - W. Carden; CRC – D. Betts; Strand - T. Brankamp, M. Ellerbrock; MSD Document Control

**Subject:** Project 11240000 Lick Run Valley Conveyance System  
Subdivision Improvement Plan (SIP) for Planning Commission Approval

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As a follow-up to our Planning Review meeting on 5/17/17 and in preparation for the 6/2/17 Planning Commission meeting, please find attached the following PDF files for your use and distribution to the Commissioners:

- Updated Fact Sheet for the Lick Run VCS Project
- Exhibit A – Project Corridor rendering with final facilities and features
- Exhibit B – MOU Summary
- Property Ownership/Maintenance Map without ROW (v1)
- Property Ownership/Maintenance Map with ROW (v2)
- Revised SIP ROW Drawings (7 – pages 28 – 34) to reflect comments from other Departments from reviews.

As noted previously, this information has been prepared as a summarization of the overall project construction documents. The actual bid documents are available at the City's Open Data website at <https://data.cincinnati-oh.gov/Fiscal-Sustainability-Strategic-Investment/Procurement-Opportunities-and-Contract-Awards/pid3-z56k/data>. This information reflects comments from all the internal City departments that would normally review these subdivision plans, including MSDGC, GCWW, DOTE, DPS, Parks, CRC, as well as many other stakeholders including Duke, Cincinnati Bell, South Fairmount Community Council, etc. We understand that following the review meeting of 5/17/17 that you have requested written acknowledgement of their concurrence from each department.

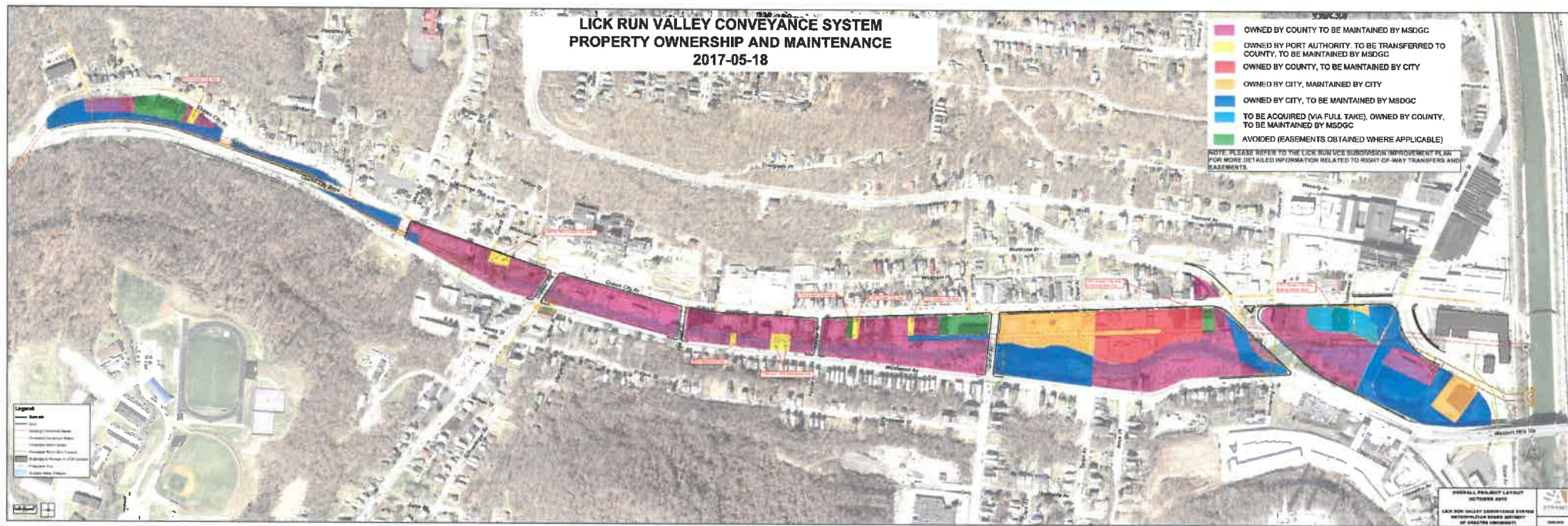
As noted at the meeting, this project is a key component of the City and County's Consent Decree Program. This project has recently been bid, with a project award scheduled for late May, 2017. Approval of the Planning Commission is essential in order to allow issuance of the requisite SIP Permit and Contractor NTP prior to June 9, 2017.



We are respectfully requesting consideration for approval of the Lick Run VCS project SIP be scheduled on the June 2, 2017 Planning Commission agenda for approval.

If you have any questions, please feel free to contact me at ([Pat.Arnette@cincinnati-oh.gov](mailto:Pat.Arnette@cincinnati-oh.gov)) or call me at (513) 368-1437.





## Lick Run Valley Conveyance System (VCS) Project Fact Sheet

### **Project purpose:**

Under Project Groundwork, MSD must eliminate 2 billion gallons of CSOs from this watershed by 2018. The Lower Mill Creek watershed includes numerous smaller watersheds, including Lick Run.

With *the Lick Run VCS Project*, MSD is building a project for diverting or “daylighting” stormwater and natural drainage in the South Fairmount valley to an aboveground waterway and retention pond. The project is designed as a *multi-objective solution to maximize public dollars* based on *integrated planning of stormwater and combined sewer facilities*. The project will *maximize CSO control* to improve water quality, *conform with Cincinnati Stormwater Management Utility standards* for the safe conveyance of stormwater, and *conform with the Master Plan* previously approved by the Planning Commission.

The concept of the Lick Run VCS Project was initiated in 2009 as part of the planning for the Lick Run Watershed. Since that time, the project has been through multiple planning and design workshops with key stakeholders including city departments, utility agencies, and the South Fairmount Community Council to develop the Lick Run Watershed Master Plan that was approved by the Planning Commission in 2013. Coordination with stakeholders has continued through the design process, and Memorandums of Understanding (MOUs) between MSDGC and City departments will document how the project will address the impacts to the departments.

### **The Project includes construction of:**

#### Surface Features

- Open Channel Stormwater Conveyance.
- Bioretention Basins and Online Pond.
- Headwater Feature and Boardwalk (pictured, top right).
- Earthwork and Contaminated Soil Disposal.
- Landscaping and Irrigation.
- Five Vehicular Bridges: Harrison Ave., Grand Ave., Kebler St., Van Hart St., Quebec Rd.
- Pedestrian Bridge.
- Asphalt and Concrete Roadway Reconstruction.
- Traffic Signals.
- Pedestrian and Roadway Lighting.
- Multi-Use Paths (path at online pond pictured, bottom right).
- Reconstructed Facilities at the Cincinnati Recreation Commission Property (pictured, middle right).

#### Subsurface Features

- Box Conduit System to Convey Stormwater Flows.
- Combined Sewer, Storm Sewer and Appurtenances.
- Recirculation Pumping Station and Forcemain.

The location of key features is shown in Exhibit A. The total area of the project limits is 156 acres.



*Lick Run VCS Renderings.*

The Project includes revisions to the public right-of-way, including dedication and vacation of right-of-way summarized by street as follows:

Street Name	ROW Dedicate (Ac)	ROW Vacate or Transfer (Ac)	Transfer to County (Ac)
State Ave.	1.83	--	--
Beekman St.	--	0.69	0.53
Harrison Ave.	1.48	0.61	--
Westwood Ave.	2.07	0.19	0.63
Queen City Ave.	0.53	0.04	--
Grand Ave.	0.23	--	--
Kebler St.	0.09	--	--
Van Hart St.	0.09	--	--
Quebec Rd.	0.09	--	--
White St.	0.11	--	--
Queen City Bypass	--4.06	--	1.62

The right-of-way revisions and easements between public agencies will be platted following construction of the Project. Easements for MSDGC infrastructure on private property will be secured prior to the start of work on the property.

The proposed Project Schedule is as follows:

- Demolition ongoing
- Start Construction - June 2017
- Consent Decree Substantial Completion Dec. 2018
- Project Substantial Completion October 2019

The Project will require coordination with the following concurrent projects in the Lick Run Watershed:

- MSDGC Quebec Rd. (Dec. 2017 to Dec. 2018)
- MSDGC Queen City Ave. Phase 2 (April 2017 to July 2019)
- MSDGC Wyoming and Minion (March 2017 to April 2018)
- MSDGC Quebec Heights (February 2017 to April 2018)
- GCWW Phase 1 - 36" in Westwood Ave near Harrison Ave. (Complete by March 2018)
- GCWW Phase 2 - 30" in Queen City Ave. (Complete by March 2018)
- GCWW Phase 3 - 8" and 24" in Queen City Ave. (Complete by March 2018)

The Project includes the following consideration for future projects:

- The alignment of Harrison Ave. was revised to work with the proposed alignment of the future Western Hills Viaduct project.
- The project includes 3.7 acres for potential redevelopment along Queen City Ave.

The project has been coordinated with City Departments and utility agencies.

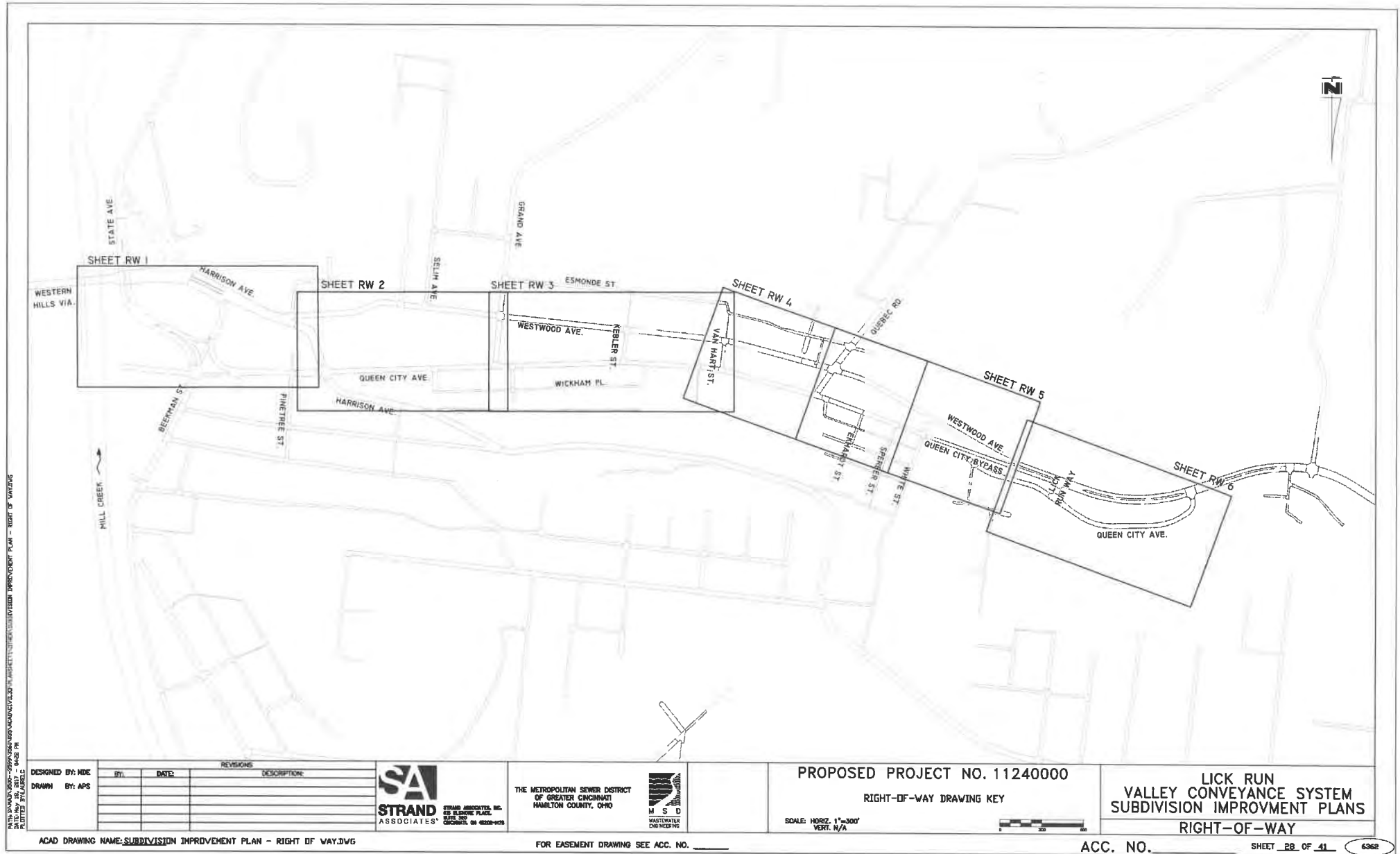
MOUs have been developed with these project partners to define anticipated responsibilities during and after construction of the VCS project. The status of MOUs is included in Exhibit B attached to this document.

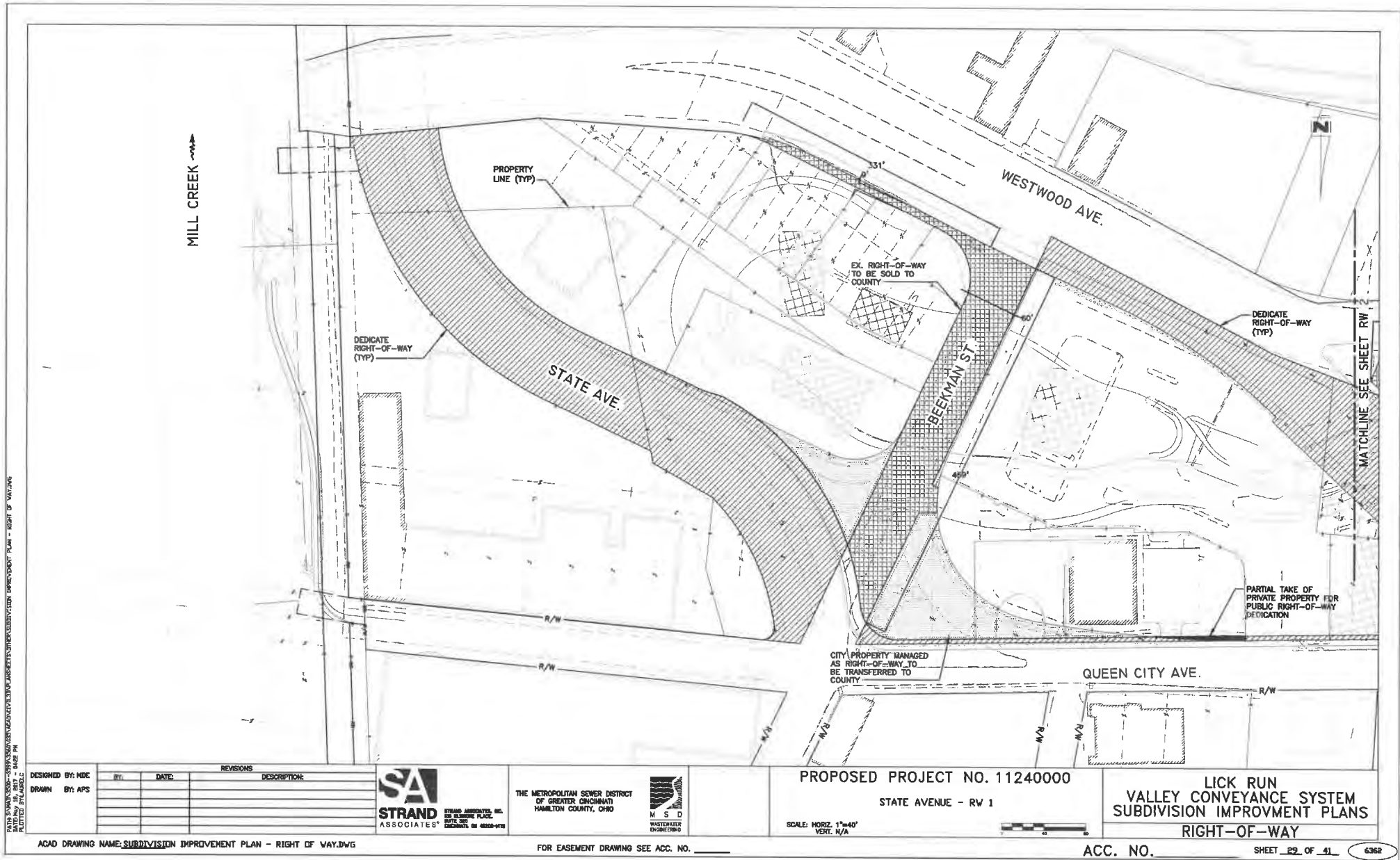


**LICK RUN VALLEY CONVEYANCE SYSTEM**  
**Exhibit B - Summary of MOUs, MOAs and Agreements**

Parties to MSDGC	Scope	Status	In Negotiations	Terms Agreed To	Routing for Signatures	Executed/Complete
<b>Time Warner Cable (Spectrum)</b>	TWC utility relocation within the VCS corridor to avoid conflicts	MOU executed. Work is underway.				<b>x</b>
<b>ETS/DPS/DOTE</b>	Utility relocation (fiber relocation)	MOU executed. Relocation work ongoing through use of TPA Contractor.				<b>x</b>
<b>DOTE</b>	Design reviews for 60% VCS design submittal	MOU executed; design reviews completed.				<b>x</b>
<b>Cincinnati Bell</b>	Utility relocation (hub)	Hub relocation work nearly complete under a separate billing agreement				<b>x</b>
<b>Duke</b>	Utility pole and gas main relocation.	Work is underway.				<b>x</b>
<b>OEPA/OSHPO</b>	Operating agreement with USEPA and SHPO to ensure compliance with a historical mitigation Treatment Plan to address adverse effects to cultural heritage of South Fairmont by the project and to complete efforts to identify and preserve any items of significance found in the project corridor	MOU executed. Work is ongoing with planned completion by July 2017.				<b>x</b>
<b>DOTE/DPS</b>	Asset ownership definition and maintenance agreement for the new bridges, roadways and supporting infrastructure by DOT; and maintenance of supplemental lighting by DPS.	All outstanding issues have been resolved. MOU is in process of being finalized and new exhibits attached for routing of signatures.		<b>x</b>		
<b>CFD</b>	Access during construction and installation of temporary 24' driveway to Fire Station during construction	MOU approved by new interim Fire Chief Roy Wilson. Currently being routed for signatures.			<b>x</b>	
<b>Parks</b>	Access during construction, operation and maintenance	All outstanding issues have been resolved. MOU is in process of being finalized and new exhibits attached for routing of signatures.		<b>x</b>		
<b>CRC</b>	Access during construction and financial agreement for loss of existing ball field replacement and basketball court during construction period. Maintenance agreement for newly constructed assets.	Most outstanding issues have been resolved. Need to obtain county approval for the costs associated with the loss of the baseball field and basketball court. Anticipate final MOU for routing within 1-2 weeks.	<b>x</b>			
<b>GCWW</b>	Relocation of water mains and utility infrastructure to address conflicts with VCS work. Work commencing under 4 contracts to be bid by GCWW. MSD and County have agreed to pay for the utility conflict areas up to a current cap of \$3.88M.	All outstanding issues have been resolved. MOU is in process of being finalized and new exhibits attached. Currently being routed for signatures.			<b>x</b>	

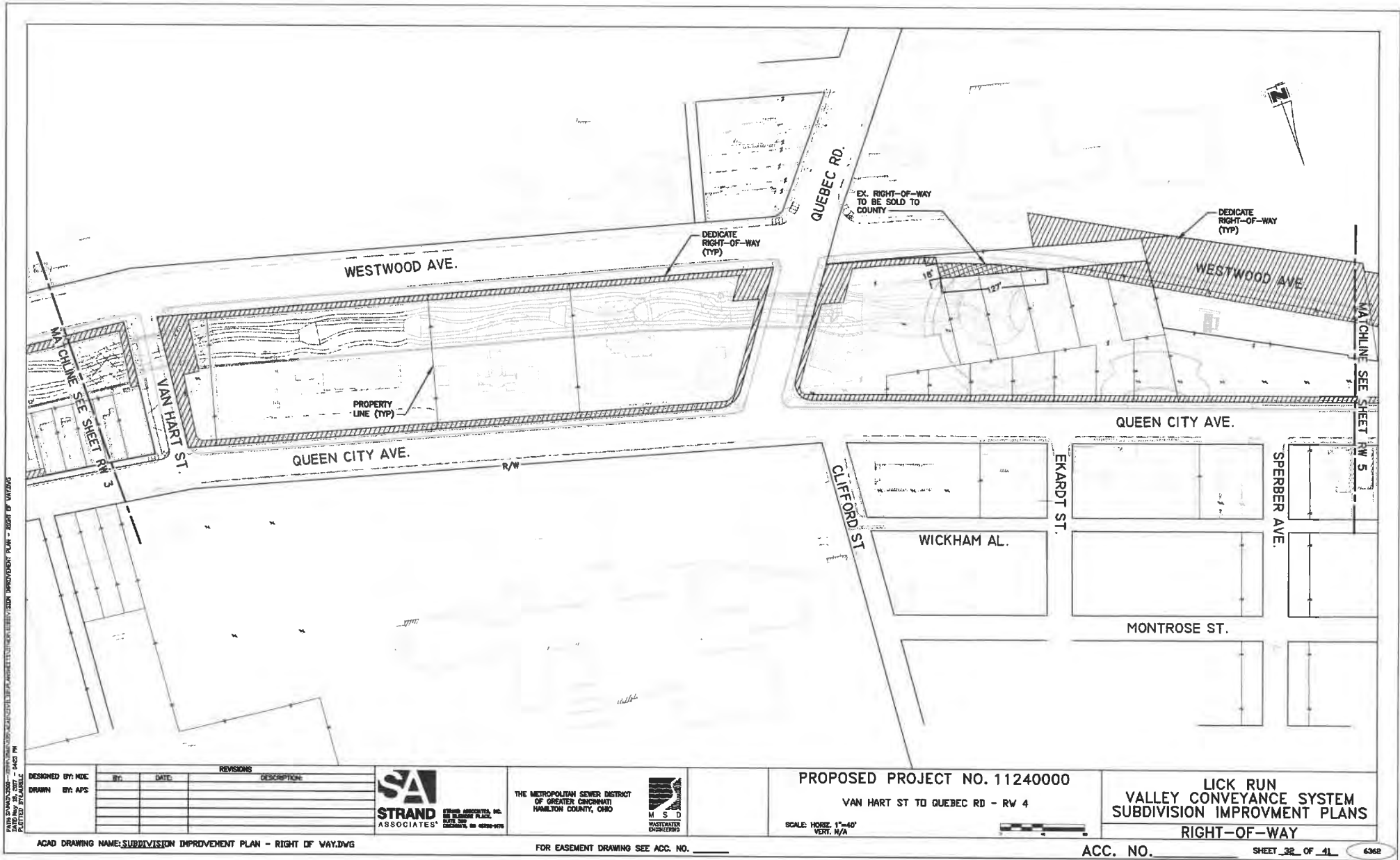












DATE: 05/03/2007  
 DESIGNED BY: MDC  
 DRAWN BY: APS  
 CHECKED BY: MDC  
 DATE: 05/03/2007  
 PLOTTED BY: MDC  
 PLOT DATE: 05/03/2007

REV.	DATE	DESCRIPTION



THE METROPOLITAN SEWER DISTRICT  
OF GREATER CINCINNATI  
HAMILTON COUNTY, OHIO



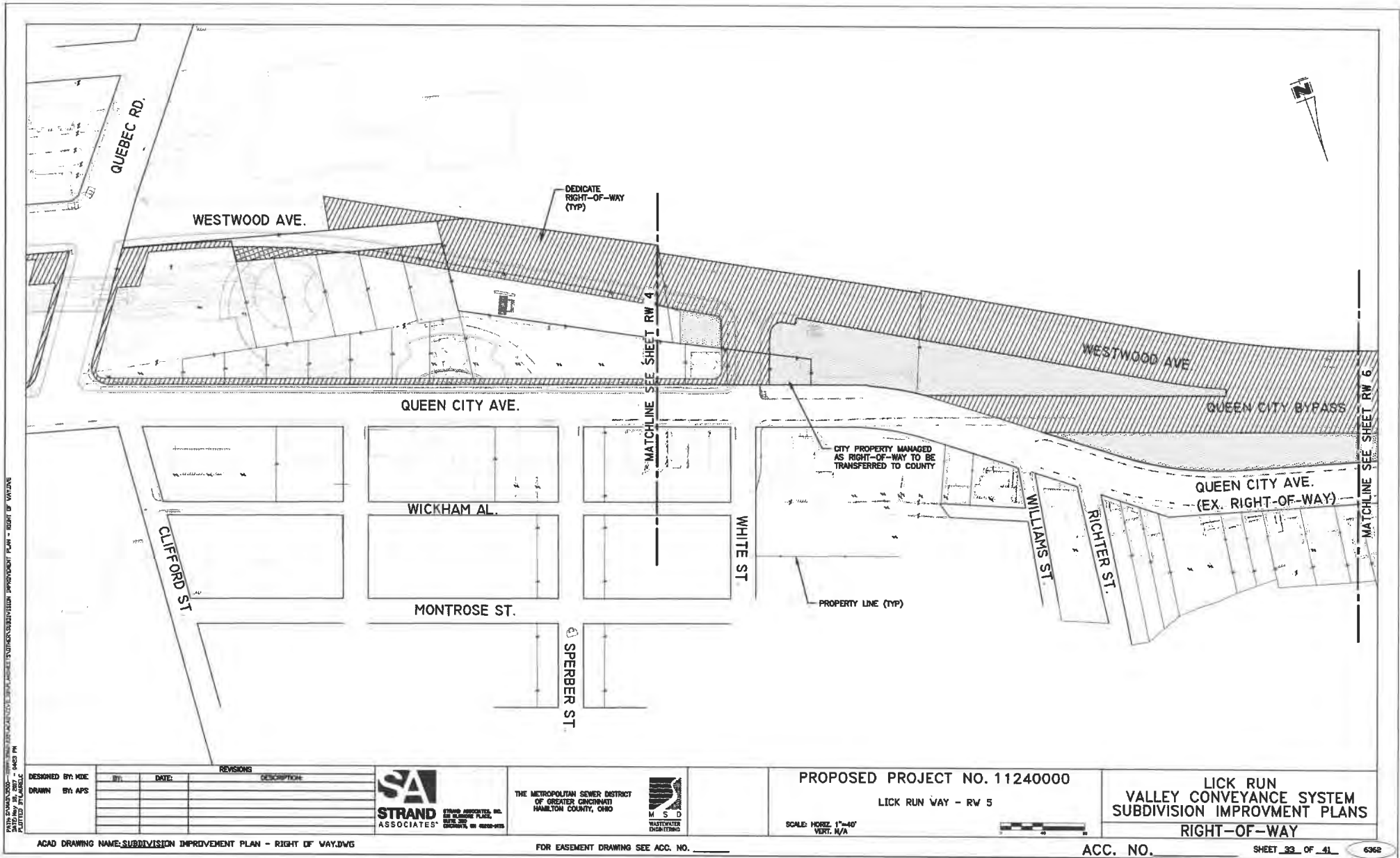
PROPOSED PROJECT NO. 11240000  
VAN HART ST TO QUEBEC RD - RW 4

LICK RUN  
VALLEY CONVEYANCE SYSTEM  
SUBDIVISION IMPROVEMENT PLANS  
RIGHT-OF-WAY

ACAD DRAWING NAME: SUBDIVISION IMPROVEMENT PLAN - RIGHT OF WAY.DWG

FOR EASEMENT DRAWING SEE ACC. NO. \_\_\_\_\_

ACC. NO. \_\_\_\_\_ SHEET 32 OF 41







ACAD DRAWING NAME: SUBDIVISION IMPROVEMENT PLAN - RIGHT OF WAY.DWG

FOR EASEMENT DRAWING SEE ACC. NO. \_\_\_\_\_

ACC. NO. \_\_\_\_\_ SHEET 34 OF 41 6362